

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

REGULAR MEETING

July 8, 2013

Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. June 24, 2013 Regular Meeting
4. Public remarks
5. Communications
 - A. Brian Jackson RE: MUPUD #13014/SUP #13081 (Capstone)
6. Public Hearings
 - A. *Zoning Amendment #13030 (Planning Commission), to add adult day care facilities to Section 86-654(c)(6).
7. Unfinished Business
 - A. *Zoning Amendment #13030 (Planning Commission), to add adult day care facilities to Section 86-654(c)(6).
 - B. Mixed Use Planned Unit Development #13014 (Capstone), request to develop Hannah Lofts, a mixed use planned unit development consisting of 12,824 square feet of retail space and 282 multiple family residential units in four buildings.
 - C. Special Use Permit #13081 (Capstone), request to construct a group of buildings greater than 25,000 square feet in gross floor area.
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

*Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ("**").

Planning Commission Agenda

July 8, 2013

Page 2

New Applications

- A. *Special Use Permit #13091 (ICDTR), work in the floodplain of the Jeffries Drain associated with improvements to Cornell Road
 - B. *Wetland Use Permit #13-01 (ICDTR), impacts to regulated wetlands associated with improvements to Cornell Road
- 10. Site Plans received
 - 11. Site Plans approved
 - 12. Public Remarks
 - 13. Adjournment

Post Script: Richard Honicky

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance).

Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ("").

TENTATIVE
PLANNING COMMISSION AGENDA

July 22, 2013
Regular Meeting 7:00 p.m.

Regular Meeting

1. Public Hearings
 - A. *Special Use Permit #13091 (ICDTR), work in the floodplain of the Jeffries Drain associated with improvements to Cornell Road
 - B. *Wetland Use Permit #13-01 (ICDTR), impacts to regulated wetlands associated with improvements to Cornell Road

2. Unfinished Business
 - C. *Special Use Permit #13091 (ICDTR), work in the floodplain of the Jeffries Drain associated with improvements to Cornell Road
 - A. *Wetland Use Permit #13-01 (ICDTR), impacts to regulated wetlands associated with improvements to Cornell Road
 - B. Zoning Amendment #13020 (Planning Commission), request to amend Section 86-2 Definitions and Section 86-564 Yard Encroachments Permitted to update and clarify regulations for decks and patios

3. Other Business

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Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk (“”).

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
June 24, 2013

DRAFT

5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Deits, Hildebrandt, Ianni, Jackson, Norkin (7:01 P.M.), Salehi, Scott-Craig
ABSENT: Commissioners Cordill, Honicky
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Jackson called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Hildebrandt moved to approve the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Scott-Craig moved to approve the Regular Meeting Minutes of June 10, 2013. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Danelle Lofton, 5130 Wexford Road, Lansing, spoke to the July 8, 2013 Planning Commission public hearing and the possibility of rule suspension to move SUP #13061 (Caring Hand) forward.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed Capstone Phase 3 should be a major amendment to Phase 2 mixed use planned unit development which, in part, requires a phasing plan.

Chair Jackson closed public remarks.

5. Communications

A. Wanda Bloomquist, Planning Assistant, Williamstown Township, 4990 Zimmer Road, Williamston; RE: Williamstown Township Master Plan

6. Public hearings

A. Mixed Use Planned Unit Development #13014 (Capstone), request to develop Hannah Lofts, a mixed use planned unit development consisting of 22,545 square feet of retail space and 282 multiple family residential units in four buildings and

B. Special Use Permit #13081 (Capstone), request to construct a group of buildings greater than 25,000 square feet in gross floor area.

Chair Jackson opened the public hearings at 7:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the mixed use planned unit development (MUPUD) and special use permit (SUP) request as outlined in staff memoranda dated June 20, 2013.
- Applicant
Mark Clouse, Chief Financial Officer and General Counsel, 4660 S. Hagadorn Road, Suite 660, East Lansing, offered an overview of this proposal to date. He indicated the various housing types were designed for a diverse population, not geared toward students like the previous phases. Mr. Clouse addressed flex space which can be used for retail/amenities and indicated the one acre park along Hannah Boulevard is a large parcel of open space.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Suite 199, Birmingham, Alabama, synopsized details of the current plan after listening to both the Planning Commission and Township Board during the concept plan phase of the process. He spoke to the mix of housing types which will be offered and how the two-story townhouses, flats and apartments will be divided within the building. Mr. Acken noted the location change for the proposed hotel in context of an overall plan for the entire 81 acres. He delineated sidewalk placement for this phase, along the north side of the Hannah office complex with connectivity across to the retail center.

Mr. Acken discussed shared road signage (sharrows) for the interior streets and transit to campus and downtown, similar to Phases 1 and 2. He addressed the approval of the light at the intersection of Hannah Boulevard and Eyde Parkway and believed the light, along with the three (3) exits from the development, will relieve much of the traffic concerns for the Hannah Plaza development. Mr. Acken indicated the location of one acre park/public greenspace on Hannah Boulevard will encourage connectivity with the existing hotel, the proposed hotel and the current and proposed retail. He believed Hannah Boulevard and Esoteric Way will become the crossroads of Hannah Plaza and the correct placement for hardscape with a fountain. Mr. Acken spoke to placement of the three (3) story atrium and location of the townhouses within the building itself. He added the efficiency, one (1) and two (2) bedroom units are located on the 4th floor and are elevator served from the interior, and addressed garbage removal for those units.

- Public
Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to the density of the proposed phase, addressed the rise in the water table considering the run off and the impact on Indian Lake Estates, and noted the proposal is at 85% impervious surface. He expressed concern the holding ponds east of Phase 2 will be adequate to address water issues. Mr. Bowlby believed the one bathroom per bedroom suggests student housing and would not attract families looking to move into Meridian Township. He addressed lack of sidewalk connectivity between Phases 1 and 2 to allow pedestrian traffic to move outward from the site. Mr. Bowlby noted it was the clear the last time this issue was before the Township Board that they wanted to see significant changes from the plan proposed during the concept phase. Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the proposed MUPUD for Hannah Lofts, believing the area is much too dense and not friendly to the existing residential area. He suggested the bus rapid transit system currently under consideration for the Grand River Corridor be modified to turn south on Hagadorn Road and make a "loop" through this community.

Susan Davis, 4772 Arapaho, Okemos, spoke to the density of the previous phases as well as the one proposed and in opposition to additional student housing for this phase. She expressed concern with the quality of life in Indian Lake Estates.

Carol Chapman, 4825 Mohican Lane, Okemos, addressed the issue of drainage in the area with continued additional development, noting many logjams in the Red Cedar River remain. She spoke to the continued loss of trees on properties within Indian Lakes due to poor drainage. Ms. Chapman was opposed to the amount of density proposed for this site. She believed there is not a need for more retail space as there are currently several vacancies in Hannah Plaza. Ms. Chapman inquired as to the owner of the property. She questioned the quality of the units already constructed in Phases 1 and 2.

- Planning Commission discussion:

Commissioner Hildebrandt expressed concern there is no appeal for the configuration other than students. She expressed concern with sustainability stating Michigan State University is addressing decreasing student population while the developer is increasing construction of student housing. Commissioner Hildebrandt indicated there is not sufficient greenspace for the property. She believed the traffic study did not take into account the various methods of transportation for students on bicycles and questioned the dates and times of the study. Commissioner Hildebrandt requested an overall plan for the entire 81 acre site.

Commissioner Ianni inquired if the rationale for lack of sidewalk over the entire property was one of ownership.

Mr. Acken responded the only parcel currently under contract is the Hannah Lofts parcel.

Chair Jackson inquired if Capstone Collegiate Communities still retained control over Lodges of East Lansing, Phases 1 and 2.

Mr. Acken responded Lodges Phase 1 and 2 have been purchased by American Campus Communities.

Chair Jackson inquired if the questions about sidewalks and access from those were not relevant to Capstone Collegiate Communities.

Mr. Acken indicated Capstone is still developing Lodges Phase 2 for American Campus Communities.

Commissioner Norkin asked the applicant to address the issue of drainage in order to understand the relationship of the Red Cedar.

Mark Clouse indicated Eyde Co. and Capstone Collegiate Communities earmarked \$40,000 towards removal of trees in the Red Cedar River, although it was not the responsibility of either company. He noted the Ingham County Drain Commissioner's Office (ICDC) has continually monitored Indian Lake Estates at several locations since removal, and the water has been handled much better since removal of three dams and repair of the drain area. Mr. Clouse indicated the ICDC has obtained approval from the Michigan Department of Natural Resources to make more changes, which will also be paid for by Eyde Co. and Capstone Collegiate Communities. He assured Planning Commissioners work on this phase will not impact drainage in the area.

Chair Jackson asked who owns the property.

Mr. Clouse indicated the Eyde Co. owns the property.

Commissioner Scott-Craig asked where the rainwater from this property and Lodges 1 and 2 drains is directed.

Mr. Clouse responded the rainwater is processed through a cleansing area, back to the large retention area (Hannah Farms Drain) and makes its way to the Red Cedar River.

Commissioner Scott-Craig inquired if the water flows off the property to the east and then moves into the mitigation pond at the bottom of Lodges Phase 2.

Greg Petru, Kebs, Inc., 2116 Haslett Road, Haslett, responded there is regional detention in the Hannah Farms Drain which has an overall drainage plan for the entire site.

Commissioner Scott-Craig asked if reopening the north entry is the location under discussion with the DNR and the ICDC.

Mr. Petru responded the original plan drained to the north with the use of a restrictor pipe. ICDC rerouted the flow to the south.

Commissioner Scott-Craig indicated that when the water exceeds a certain height, it flows over the top of that barrier, as shown to the Planning Commission a few years ago by Kebs, Inc. He asked where the water flowed from there.

Mr. Petru responded it proceeds southwesterly and eventually ends up in the Red Cedar River.

Commissioner Scott-Craig added that it flows directly through the Indian Lakes neighborhood as stated by two (2) previous members of the public who spoke earlier and live in that subdivision.

Mr. Petru replied it does connect through the waterway which flows to the Red Cedar River, but the detention area holds the water from this development through the 100 year rain event before a certain amount is allowed through.

Commissioner Scott-Craig stated the water which falls on the impervious surface in these developments is flowing down in that direction and goes into the Indian Lakes subdivision before making its way into the Red Cedar River. He believed it imperative the developer and the ICDC find a solution for the water not to flow into the Indian Lakes subdivision, especially in light of continued new development.

Mark Clouse believed the large majority of that problem was addressed and has been corrected. He added the berm was rebuilt and the spillway over the top allows only a small amount of water in that direction. Mr. Clouse suggested facts be obtained from the ICDC on these improvements.

Commissioner Scott-Craig noted the MUPUD ordinance allows "flexibility" for the impervious surface guided by the underlying zoning. He indicated this property has C-2 zoning which has a maximum impervious surface area of 75%. Commissioner Scott-Craig added the proposal exceeds the maximum by nine (9) percent and needs to be downsized to stay under the 75% threshold.

Commissioner Scott Craig requested the applicant "aim" for the pathway standard of seven (7) foot sidewalks noting bicyclists will use sidewalks until Hannah Boulevard is reconfigured to accommodate traffic and bicycle lanes. He suggested proactive steps be taken on Hannah Boulevard so it will accept the bicycle lanes which will be added at some point to the last segment of Hannah Boulevard (between the clinical center and Hagadorn Road). Commissioner Scott-Craig noted progress with the traffic light at Eyde Parkway and Hannah Boulevard which will aid in traffic flow. He expressed concern with spillover of parking, given there are 650 parking spaces for 702 bedrooms.

Commissioner Ianni inquired as to the composition of trees on the property other than the north section.

Mr. Acken indicated most of the trees are scrub.

Mark Clouse added he obtained a land clearing permit for the property approximately three (3) or four (4) years ago.

Commissioner Ianni expressed appreciation for the elevators, as they open up possibilities for people with limited mobility.

Commissioner Deits expressed concern with the lack of permeable surface, while asking for the remaining permeable surface to be treated as an amenity. He requested clarification on the designation of the clubhouse as an amenity, while the applicant stated there is uncertainty if there is going to be a clubhouse. Commissioner Deits spoke to the design of the building, noting the MUPUD ordinance states there shall be an architectural break in the structure every 50 feet which has not been met.

Commissioner Deits asked who was going to provide unified transportation from the east side to the west side of the development for pedestrians, bicycles and vehicles.

Mr. Clouse stated these issues have been addressed during each part of this phase and will be done as each part is developed.

Commissioner Deits did not believe the proposed plan is a complete streets solution, and Hannah Boulevard needs to be placed on a road diet in the future. He expressed surprise it is 400 feet from the elevator to the last apartment on the 4th floor.

Mr. Acken stated all distances were reviewed and are in compliance.

Commissioner Salehi stated the surrounding properties have impervious surfaces at approximately 90% which is an eye sore and a detriment to walking. He expressed appreciation for the one (1) acre park and believed it will be heavily used by residents of the development. Commissioner Salehi requested the impervious surface percentages for Lodges Phase 1 and 2.

Mr. Acken indicated he will provide those numbers.

Commissioner Salehi noted the existing Marriott TownPlace Suites has an open greenspace layout and could provide a design template for more open space as it has a nice balance of pervious/impervious space. He suggested if the applicant wanted to maintain a high percentage of impervious surface on this phase, a possible compromise could be worked out where another portion of the 81 acres would be committed for open space/greenspace.

Commissioner Salehi addressed walkability by indicating it is essential to have extra wide sidewalks on Esoteric Way and Hannah Boulevard, noting five (5) foot sidewalks anywhere within the development is inadequate. He believed it unacceptable there are not bicycle lanes given the existence of Lodges 1 and 2. Commissioner Salehi stated students currently park at the Eyde building and walk to campus, walking diagonally across the Hannah Plaza parking lot and crossing the road at the railroad tracks. He suggested high end fencing to guide them down Hannah Boulevard to cross at an intersection.

Commissioner Salehi believed dense development in the area is generally a good idea and will boost the dying retail segment in the existing Hannah Plaza, noting foot traffic is amenable to retail usage. He suggested the development be renamed Lofts of East Lansing.

Chair Jackson voiced her objection to the suggested name change, as the development is in Meridian Township.

Commissioner Hildebrandt clarified the issue of pedestrian traffic and bicycle traffic on the sidewalk from Lodges Phase 1 out are not being addressed, despite assurances that they are.

Mr. Acken indicated signs have been placed to discourage bicyclists on sidewalks, as it becomes a safety issue for vehicular traffic "pulls out." He stated parties agree the best place for bicycles is on the street (whether shared or dedicated lanes), while noting the challenge is that ICDTR feels differently.

Mark Clouse acknowledged that sharrows were part of the original plan, but was met with opposition from the ICDTR. He added although his company paid for and built the roads, they were dedicated (and subsequently owned) by the ICDTR, and nothing can be done without ICDTR permission. He suggested the possibility of the Township designating money from its road fund budget to maintain those roads once they are installed and paid for by the developer.

Commissioner Norkin also addressed the issue traffic flow.

Commissioner Deits pointed to this development as what appears to be a seven (7) phase project and the first six (6) phases will be residential. He stressed the importance of the last parcel (a redevelopment of the "front" parcel), hoping the same vision the Eyde Company is bringing to the renovation of the Knapp's building in downtown Lansing will be brought to the seventh phase.

Chair Jackson addressed the mistake made in setting the number of units as it relates to occupancy of those units (people). She inquired if Capstone has developed anything other than student housing.

Mr. Acken responded his company has developed some housing for wounded veterans and, in many of the existing developments, residents other than students live in those units.

Chair Jackson inquired how many total units to date are planned for all phases.

Mr. Acken responded with 646 including this proposed phase.

Chair Jackson noted each bedroom has a bathroom, which is the way student housing is designed.

Mr. Clouse added the overall housing construction market has changed where a bathroom is now constructed for each bedroom. He believed there will be a mix of students, grad students, employees working in the medical area, faculty and some older individuals as residents.

Chair Jackson asked if the 41 units per acre mentioned earlier was an accurate assessment.

Principal Planner Oranchak responded density is not an issue as the MUPUD approval allowed for up to 1,159 units.

Commissioner Hildebrandt inquired if hotel rooms counted toward the density.

Principal Planner Oranchak responded they do not.

Commissioner Hildebrandt noted the two small remaining parcels are left with the potential for extremely high density.

Commissioner Deits added the potential redevelopment of the existing Eyde office space could also include housing.

Commissioner Salehi asked if the Eyde Building is included in the 81 acre site.

Mr. Clouse responded in the affirmative. He added the 81 acres were rezoned as mixed use in 2008, and the six story and two story building are both part of the area. Mr. Clouse acknowledged that even with the six-story building nearing occupancy capacity, there is still excess parking. He suggested the possibility of shared parking or development in the excess parking area.

Commissioner Salehi acknowledge that setback requirements can be waived for a MUPUD, but suggested that the setbacks for this building not be obliterated, due to its height and the daunting look for pedestrians using the sidewalk.

Mr. Acken noted the rationale for placement of the patios all in front was to address that issue, as well as the additional four (4) feet for tree wells.

Commissioner Salehi inquired about the width of sidewalks.

Mr. Acken pointed to the proposed seven (7) foot and five (5) foot sidewalks on the plan.

Commissioner Salehi voiced his preference for all sidewalks to be seven (7) feet in width.

Chair Jackson closed the public hearings at 9:16 P.M.

7. Unfinished Business

- A. Special Use Permit #13071 (AT & T), request to install utility cabinets in the easement at 2258 Bennett Road (Presbyterian Church of Okemos)

Commissioner Scott-Craig moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13071 (AT&T) a request to add two utility cabinets to an existing equipment installation at 2258 Bennett Road with the following conditions:

1. Approval is based on the site plan prepared by Mid-State Consultants, dated May 2, 2013, subject to revisions as required.

2. The applicant shall obtain site plan approval from the Department of Community Planning and Development and a utility permit from the Department of Public Works and Engineering prior to installing the new cabinets.
3. The applicant shall prepare a landscape plan and submit it with their application for site plan review.
4. An evaluation of visual impacts to surrounding properties shall be conducted during site plan review and if deemed necessary, all of the utility cabinets shall be repainted a suitable color to limit their visual impact.

Seconded by Commissioner Norkin.

Planning Commission discussion:

- Desire for as much landscape coverage as possible to hide the cabinets

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Ianni, Norkin, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried 7-0.

- B. Commission Review #12053 (Planning Commission), 2005 Master Plan amendment
Chair Jackson addressed her charge from the last Planning Commission meeting to request a joint meeting between the Planning Commission and the Township Board to discuss differences in the versions of the urban services management area.

Planning Commission discussion:

- Board adoption of Chapter 11 (Implementation) of the Master Plan\
- A portion of the Board's motion to adopt included the ten (10) criteria established by the Tri County Regional Planning Commission (TCRPC)
- Neither the Board resolution nor the Master Plan lists the ten (10) TCRPC criteria; they are only references
- Possible amendment to list the TCRPC criteria to the Master Plan
- Possibility of including the criteria in any change sent by the Board and the required new public hearing
- Request for Planning Commission members to be provided a copy of the ten (10) TCRPC criteria

8. Other Business (None)

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

Commissioner Hildebrandt inquired as to the possibility of receiving information on involved and detailed projects as it becomes available to the Township for ease in review prior to Planning Commission meetings.

Commissioner Norkin indicated the discrepancy between the ICDTR and other interested parties regarding views on bicycle lanes for Hannah Boulevard needs to be addressed and "fixed."

Commissioner Scott-Craig pointed to the recent experience of all parties coming together for a

solution on Cornell Road as an example of cooperation by all parties.

Commissioner Ianni suggested when the plan comes before the Planning Commission for approval at its July 8th meeting, the resolution include language which ensures the Drain Commissioner has approved the plan and has corrected the runoff "problem."

Commissioner Deits suggested the Planning Commission recommend to the Board that a complete streets analysis of Hannah Boulevard be performed in the near future.

10. New applications

- A. Mixed Use Planned Unit Development #13-12051 (Douglas J), minor amendment to increase total building size from 43,569 gross square feet to 47,618 gross square feet
- B. Zoning Amendment #13030 (Planning Commission), to add adult day care facilities to Section 86-654(c)(6).

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to the contractual agreement between Meridian Township and the City of East Lansing for sewage and inquired as to the effect of continued increased development/redevelopment on that capacity.

Chair Jackson noted the Master Plan contains information on the capacity of the sewage system and data on projected population parameters.

Commissioner Deits added work on reducing infiltration of ground water into the sewer has had the effect over the last three (3) to four (4) years of reducing the outflow from our sewer system despite a lack of decline in population.

Neil Bowlby, 6020 Beechwood Drive, Haslett, clarified his earlier computation on density of 41 units per acre for the Hannah Lofts. He did not believe the developer listened to either the Planning Commission or the Township Board relative to the buildings contained in the Hannah Lofts project.

Chair Jackson closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 9:40 P.M.

Respectfully Submitted,

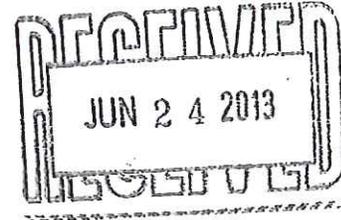
Sandra K. Otto
Recording Secretary



Lansing Community College East
2827 Eyde Parkway
East Lansing, Michigan 48823
Phone: (517) 483-1860 Fax: (517) 483-9750

June 21, 2013

Ms. Gail Oranchak
Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864



RE: Permit #13014 and #13081 (Capstone)

Ms. Oranchak,

I wanted to express the support of Lansing Community College for the proposed mixed use development for the corner of Esoteric Way and Eyde Parkway (Permit #13014 and #13081). It is an efficient use of the space that will bring students, educational opportunities and commerce together.

With the opening of the Lodges Apartments by Capstone, LCC students were able to find housing in close proximity to LCC East Learning Center, along with MSU students who are dually enrolled at LCC. LCC East offers hundreds of courses every year, and many of our students transfer to MSU.

This proposal of housing and retail would further energize the western edge of Meridian Township with a combination of educational opportunities between Michigan State University, Lansing Community College, and New Horizon Computer Training (2947 Eyde Parkway), and additional housing, parking and commerce.

In addition, I have found the Capstone staff to be helpful community partners, as they have supported our activities with donations, and sharing information about LCC East programming with their residents.

I would appreciate this letter to be shared with the Planning Commission.

Respectfully,

Brian Jackson
Lansing Community College East Coordinator

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: July 5, 2013

RE: Zoning Amendment #13030 (Planning Commission), adult day care center at
2630 Bennett Road

At its June 10, 2013 meeting, the Planning Commission initiated a zoning amendment to add "adult day care facilities" to Section 86-654 Non-residential structures and uses in residential districts and other districts as deemed necessary. Currently, adult day care centers are permitted conditional uses in the C-1, C-2 and C-3 (Commercial) districts (Sections 86-403(d)(1), 86-404(d)(2), and 86-405(d)(1). Generally, adult day care facilities provide services for elderly or mentally or physically disabled adult persons for less than 24-hours in a day in a group setting that is not a residence.

As advertised, the proposed amendment will add "adult day care facilities" to Section 86-654(c)(6) Other. The section currently includes Group child care homes and Offices used exclusively by a philanthropic eleemosynary, religious fraternal, or educational institutions. If the proposed amendment is adopted, Section 86-654(c)(6) will read.

86-654(c)(6) Other:

ADULT DAY CARE FACILITIES

Group child care homes

Offices used exclusively by a philanthropic, eleemosynary, religious, fraternal or educational institutions which are accessory to any of the enumerated uses of subsection (c) of this section.

The Planning Commission may wish to consider one revision and two additions to the zoning amendment.

- Re-title the use "adult day care centers" for consistency with the Commercial districts, versus the advertised title of "adult day care facilities."
- Add a definition of "adult day care center" to Zoning Ordinance Section 86-2 Definitions (see attached examples).
- Add "adult day care center" to Section 86-654 (f)(2) to place the use in the appropriate non-residential use development standards category.

ZA #13030 (Planning Commission)
Planning Commission (7/5/13)
Page 2

In addition to the general special use permit criteria listed in Section 86-126, non-residential uses listed in Section 86-654 are subject to site location preferences listed in Section 86-654(e) which include locations at the edge of a residential district and providing natural or man-made barriers; facing, entering and exiting from a major street; and will not require costly or uneconomic extension of utility service. By adding "adult day care centers" to Section 86-654(f)(2) they will be subject to lot area requirements, maximum building height, appearance, and off-street parking standards stated in the ordinance.

Although initiation of the zoning amendment was the result of one request to locate an adult day care facility in an existing RA zoned church, if adopted, it will apply to all residential zoning districts.

ZA #13030 is noted on the agenda for a possible decision on July 8, 2013. The following motion is provided to suspend Planning Commission Bylaw #6.4a to allow a decision the same night as the public hearing.

I MOVE to suspend Planning Commission Bylaw #6.4a to make a decision regarding Zoning Amendment #13030 the same night as the public hearing.

Planning Commission Options

The Planning Commission may recommend approval of the draft as proposed or a revised draft to the Township Board. A resolution to recommend approval has been provided.

Attachment

1. Examples of definitions for "Adult Day Care Centers"
2. Resolution to recommend approval

EXAMPLES OF ADULT DAY CARE DEFINITIONS

Grand Blanc Charter Township:

A facility which provides care for over twelve (12) adults for less than twenty-four (24) hours.

Independence Charter Township:

A center other than a private residence, in which more than six (6) adults are supervised and receive group care for periods of time not to exceed sixteen (16) hours in a twenty-four (24) hour period. It includes facilities for adults who are aged, mentally ill, developmentally disabled, or physically handicapped that require supervision on an on-going basis. An adult day care center does not include alcohol or substance abuse rehabilitation centers, residential centers for persons released from or assigned to a correctional facility or any other facilities which do not meet the definition of adult day care center.

Monterey Township:

A facility which provides daytime care for any part of a day but less than twenty-four (24) hour care for functionally impaired elderly persons provided through a structured program of social and rehabilitative or maintenance services in a supportive group setting other than the client's home. Such facilities are not licensed; however those receiving funds through an Area Agency on Aging must comply with adult day care standards promulgated by the Michigan Office of Services to the Aging.

RESOLUTION TO APPROVE

**Zoning Amendment #13030
Planning Commission
Section 86-654**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Planning Commission, on June 10, 2013 initiated the zoning amendment to add adult day care centers to Section 86-654 Non-residential structures and uses in a residential district; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on July 8, 2013 and reviewed staff material forwarded under cover memorandum dated July 5, 2013; and

WHEREAS, the proposed zoning amendment would allow adult day care centers in any residential district subject to a special use permit; and

WHEREAS, the proposed zoning amendment is consistent with Board Policy 1.5.1 to enhance or sustain diversity in population by permitting a service to elderly and disabled persons; and

WHEREAS, the proposed zoning amendment is consistent with Board Policy 1.3(3) to produce and enhance a thriving economic community by providing flexibility with regards to land uses permitted in residential zoning districts.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #13030, to amend Section 86-654 of the Code of Ordinances in order to add adult day care centers as a use permitted in any residential zoning district subject to special use permit approval district.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

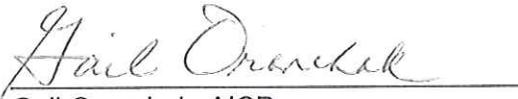
I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of July, 2013.

Patricia Jackson
Planning Commission Chair

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: July 5, 2013

RE: MUPUD #13014 (Capstone), request to develop a mixed use planned unit development consisting of 282 multiple family residential units and 12,824 square feet of retail space.

On June 24, 2013, the Planning Commission held a public hearing regarding Capstone Collegiate Communities' request to develop an approximate 7.9 acre site as Hannah Lofts, a mixed use planned unit development consisting of 282 apartment units and 12,824 square feet of retail space in one mixed use building, three residential buildings. A two-level parking garage is also proposed.

Since the public hearing, the applicant prepared the attached revised site plan. The following changes have been made:

1. The Hannah Boulevard entrance is restricted for emergency access only and will be gated.
2. Six parallel parking spaces originally located on either side of the Hannah Boulevard entrance were removed and were replaced with one typical 9' x 20' space. The site plan has been updated to reflect 643 total parking spaces and a bed to parking ratio of 1:916.
3. A reinforced grass lane to provide the appropriate foundation for Fire Department equipment is shown on the south side of the one acre park. Fire Department staff reviewed the plan and will require the reinforced area be 20 feet wide and strong enough to withstand 65,000 pounds. The first floor of the parking garage must be sprinkled and stand piping installed in and/or around the parking structure to provide fire protection to the internal rows of buildings in addition to sprinkling in attics.
4. The widths of sidewalks along Hannah Boulevard, Esoteric Way, and Eyde Parkway have been increased to five feet.
5. The sidewalk along Eyde Parkway is continuous and connects with the existing sidewalk to the east.
6. Internal sidewalks abutting the townhouses on the north and south ends of the project are now five feet wide.
7. Pervious surface has been added south of the pool and between the parking structure and surrounding apartment buildings. A revised open space plan has been provided and the pervious/impervious surfaces have been recalculated.

MUPUD #13014 (Planning Capstone)
Planning Commission (7/5/13)
Page 2

Also attached are documents and plans submitted June 22, 2013 and July 3, 2013.

Comments were made about current bicycle and pedestrian traffic on Hannah Boulevard generated by Lodges I residents and the need for improved non-motorized systems to accommodate expected traffic once Lodges II and Hannah Lofts become operational. For both bicycle and pedestrian safety, a preference was expressed for bicycles to share the road with motor vehicles rather than use sidewalks. Capstone Collegiate Communities and the Eyde Company have expressed willingness to finance painting "sharrows" (share the road) symbols on Hannah Boulevard and other roadways in the mixed use planned unit development complex to encourage motor vehicles and bicycles to share the roadways. The Ingham County Department of Transportation and Roads will accept painted "sharrows" if the Township will assume the cost to maintain them.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial to the Township Board. The Planning Commission has 60 days in which to make a decision once a mixed use planned unit development application is noticed for a public hearing. The notice appeared in the June 9, 2013 Towne Courier thus the Planning Commission has until its July 22, 2013 meeting to make a decision. A resolution to recommend approval is attached.

Attachments

1. Additional materials dated received June 22, 2013 and July 3, 2013
2. Site plan and Open Space plan dated received July 1, 2013

RESOLUTION TO APPROVE

MUPUD #13014

(Capstone)

S. of Hannah, E. of Esoteric, N. of Eyde

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Capstone Collegiate Communities has requested mixed use planned unit development consisting of 282 apartment units and 12,824 square feet of retail space, in one mixed use building and three apartment buildings on an approximately 7.9 acre site located south of Hannah Boulevard, east of Esoteric Way and north of Eyde Parkway; and

WHEREAS, the approximately 7.9-acre site, as part of an overall 81-acre site, was rezoned in 2008 from RP (Research Park) to C-2 (Commercial) subject to conditions offered by the applicant to develop the entire 81-acre site as a mixed use planned unit development; to permit a maximum number of residential units between 1,010 to 1,159 distributed throughout and/or on portions of the 81-acre site; and, availability and adequacy of public services to serve the development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 24, 2013 and reviewed and discussed staff material forwarded under staff memorandums dated June 20, 2013 and July 5, 2013; and

WHEREAS, the subject site is appropriately zoned C-2, (Commercial), which allows for a mixed use planned unit development; and

WHEREAS, the proposed mixed use planned unit development design promotes a walkable neighborhood by locating residential units in close proximity to existing and proposed service-oriented businesses; and

WHEREAS, the proposed mixed use planned unit development will be harmonious and appropriate with the existing and intended character of the general vicinity; which includes The Lodges of East Lansing I and II and development of the remaining acres in the overall mixed use planned unit development which are zoned C-2 (Commercial) and PO (Professional and Office) to the south, east, and west; and

WHEREAS, the proposed development is in furtherance of Township Board policy 1.5.2. which encourages diverse housing opportunities; and

WHEREAS, the housing is intended as the third phase of an integrated "urban neighborhood," that provides new housing options in the Township; and

**Resolution to Approve
MUPUD #13014 (Capstone)
Page 2**

WHEREAS, the proposed mixed use planned unit development will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development can be adequately served by public water and sanitary sewer; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #13014, subject to the following conditions:

1. The recommendation for approval is based on the cover sheet dated received by the Township on July 1, 2013, and site plans, elevations, and materials dated received by the Township on June 4, 2013, June 21, 2013, June 22, 2013 and July 3, 2013, subject to revisions as required.
2. MUPUD #13014 (Capstone) to construct a group of four buildings and a two-story parking structure are contingent on the approval of SUP #13081 (Capstone).
3. The applicant should submit materials such as a site analysis that influenced the design, a complete sign program, and comments from the Ingham County Drain Commissioner and the Ingham County Department of Transportation and Roads. .
4. Approval is subject one or more amenities. The applicant proposes to following amenities as identified on the Amenities Plan: park, street side planters, community center/clubhouse, bicycle racks, pool, fountain/plaza, foot sidewalks connecting to Township sidewalks.
5. The applicant and Eyde Company have indicated they will install "sharrows" with the approval of the Ingham County Department of Transportation and Roads. In support of the recently adopted Complete Streets Ordinance, the Township should commit to financing the maintenance of "sharrows,"
6. The Eyde Company representative offered to install five foot sidewalks along Hannah Boulevard west of Esoteric Way.
7. Unless building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2. stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."
8. Brick or stone should cover no less than 60 percent of building facades that are either visible from a public street or provide individual entrances to residential units. Other materials, such as vinyl, aluminum or other metal sidings should be avoided.
9. Design and location of site accessories such as railings, benches, trash compactors, trash and recycling receptacles, exterior lighting fixtures for streets and buildings, and

**Resolution to Approve
MUPUD #13014 (Capstone)
Page 3**

bicycle racks should be considered for commercial quality, and being complementary with the building design and style.

10. A plan should be submitted clearly indicating all trees to be preserved on the subject site and consideration should be given to the location and type of street trees and landscaping materials proposed for the site.
11. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project should be removed from the site and be properly disposed.

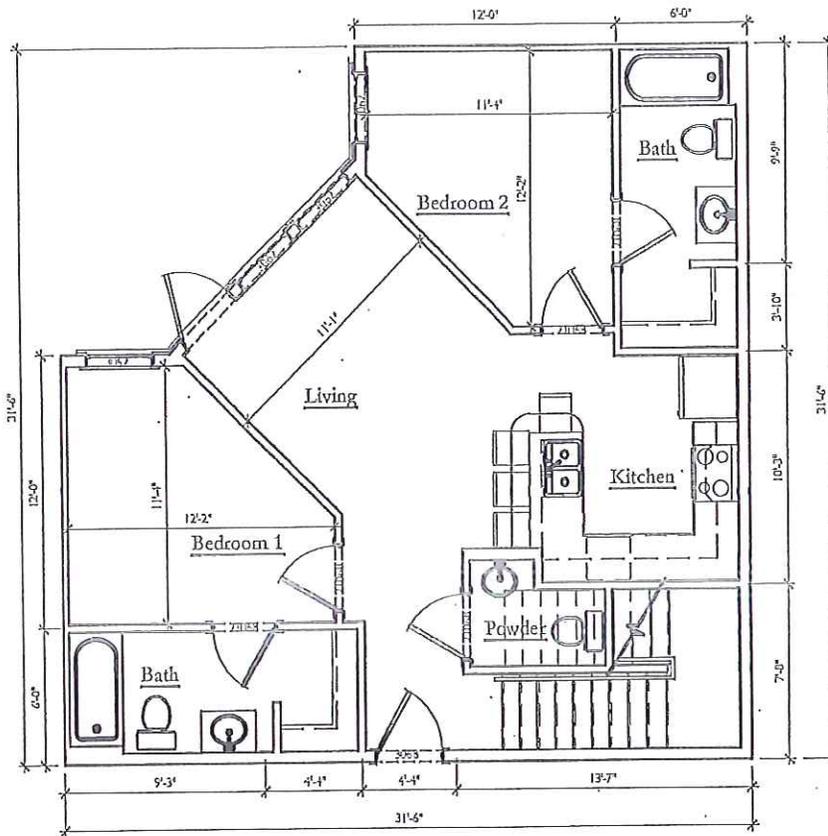
ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of July 2013.

Patricia Jackson, Chair
Planning Commission



2-story, 4 Bedroom Corner Townhouse Type 1
 1st Floor Plan Scale: 1/8" = 1'-0"
 1692 square feet total

S-1

Supplementary Sheet 1

PAGE 1 OF 4

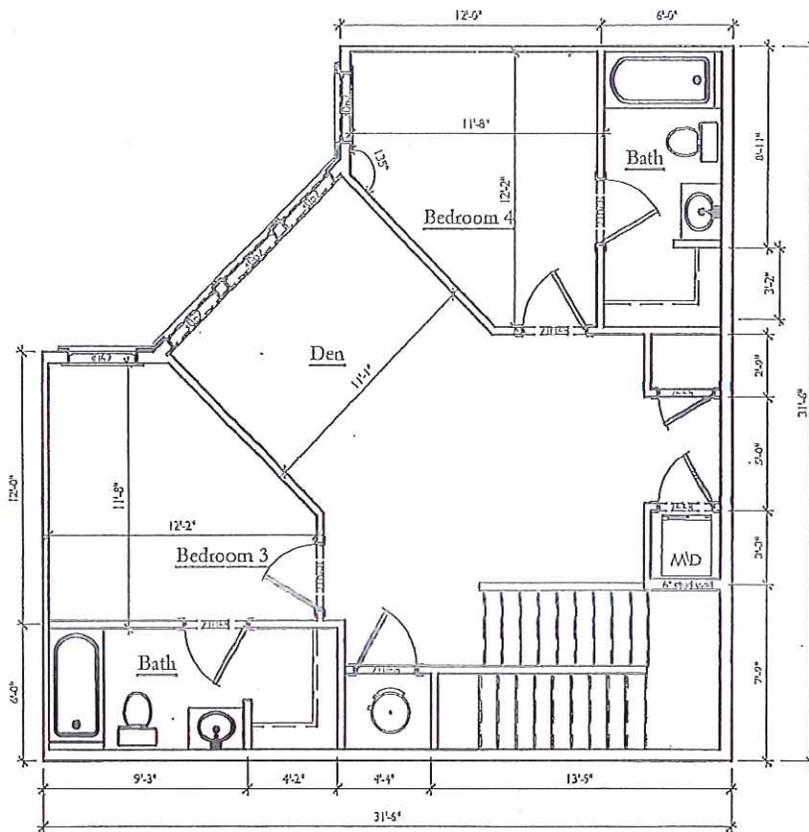
Hannah Lofts

East Lansing, Michigan

13008
 1/8" = 1'-0"
 June 6, 2014

DUNGAN
 NEQUETTE
 ARCHITECTS

1906 Cahaba Road
 Mountain Brook Alabama 35223
 t 205.322.6455
 f 205.322.6167
 dungan-nequette.com



2-story, 4 Bedroom Corner Townhouse Type 1
 2nd Floor Plan Scale: 1/8" = 1'-0"
 1692 square feet total

S-2

Supplementary Sheet 2

PAGE 2 OF 4

Hannah Lofts

East Lansing, Michigan

13008

1/8" = 1'-0"

June 6, 2014

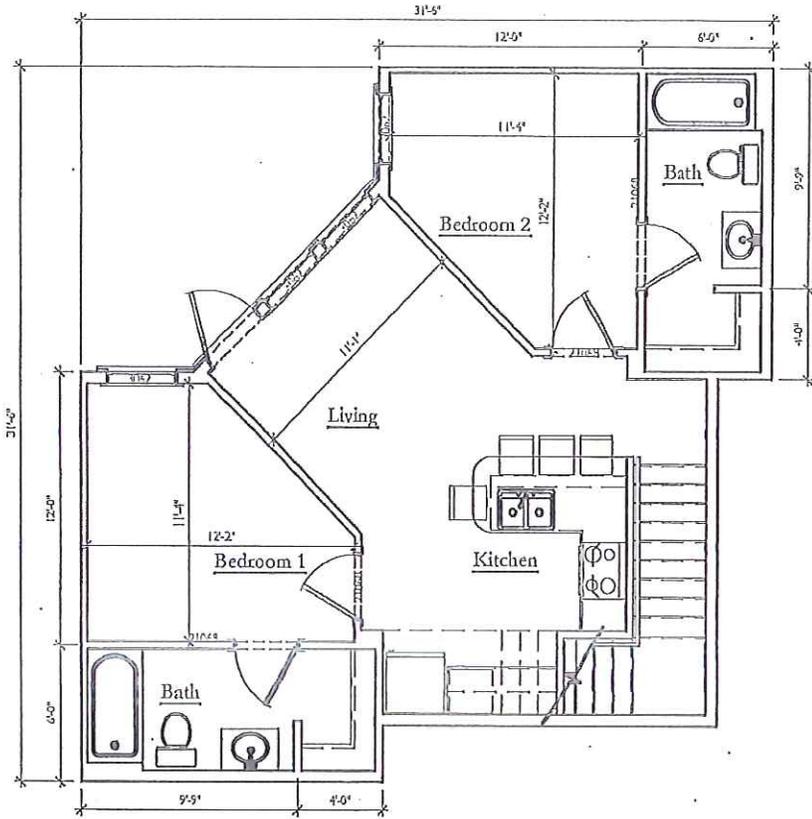
DUNGAN
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dungan-nequette.com

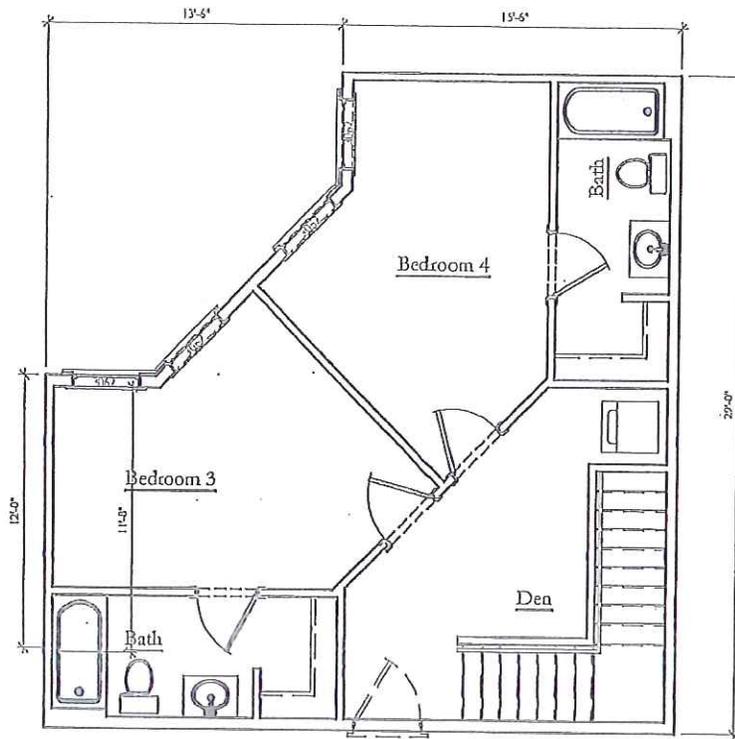


2-story, 4 Bedroom Corner Townhouse Type 2
 1st Floor Plan Scale: 1/8" = 1'-0"
 1526 square feet total

S-3
 Supplementary Sheet 3
 PAGE 3 OF 4

Hannah Lofts
 East Lansing, Michigan
 13008
 1/8" = 1'-0"
 June 6, 2014

**DUNGAN
 NEQUETTE**
 ARCHITECTS
 1906 Cahaba Road
 Mountain Brook Alabama 35223
 t 205.322.6455
 f 205.322.6167
 dungan-nequette.com



2-story, 4 Bedroom Corner Townhouse Type 2

2nd Floor Plan Scale: 1/8" = 1'-0"

1526 square feet total

S-4

Supplementary Sheet 4

PAGE 4 OF 4

Hannah Lofts

East Lansing, Michigan

13008

1/8" = 1'-0"

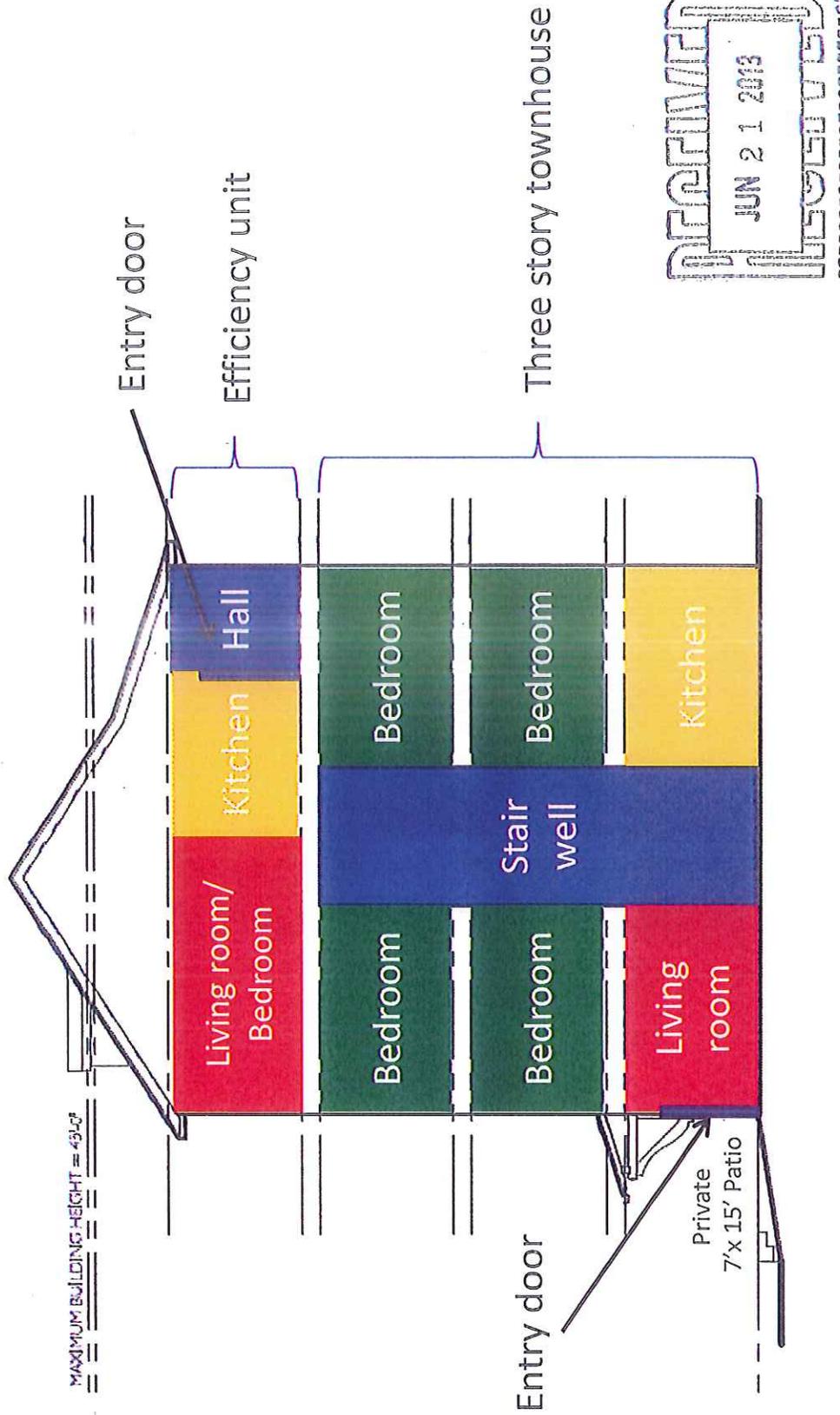
June 6, 2014

DUNGAN
NEQUETTE
ARCHITECTS

1906 Cahaba Road
Mountain Brook Alabama 35223

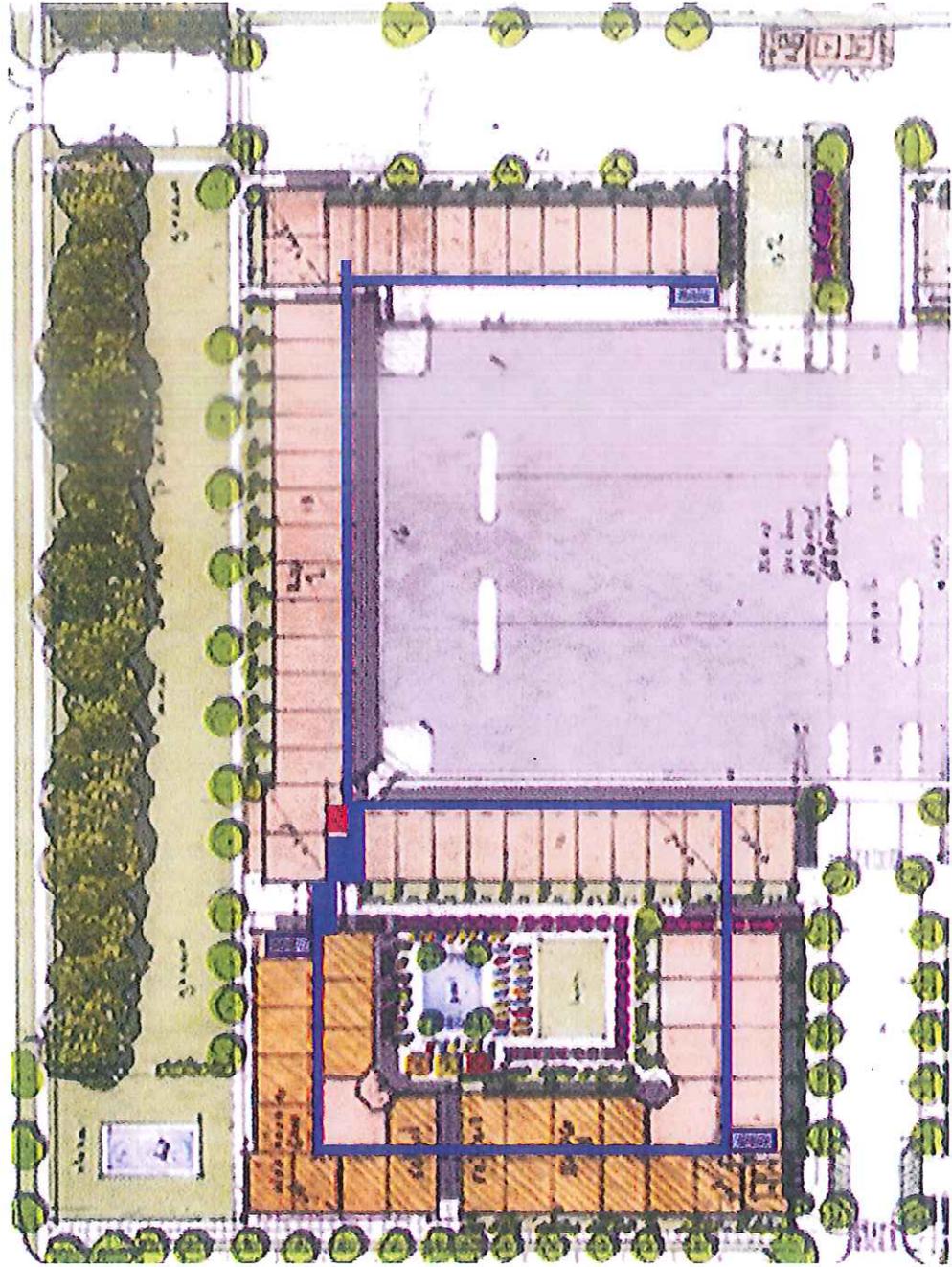
t 205.322.6455
f 205.322.6167
dungan-nequette.com

Anatomy of a townhouse



RECEIVED
JUN 21 2013

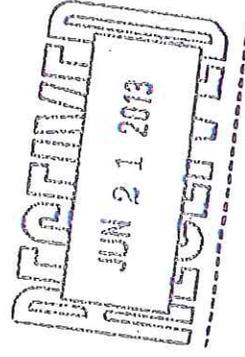
Mix of Housing Types Townhouses/Apartments – North side



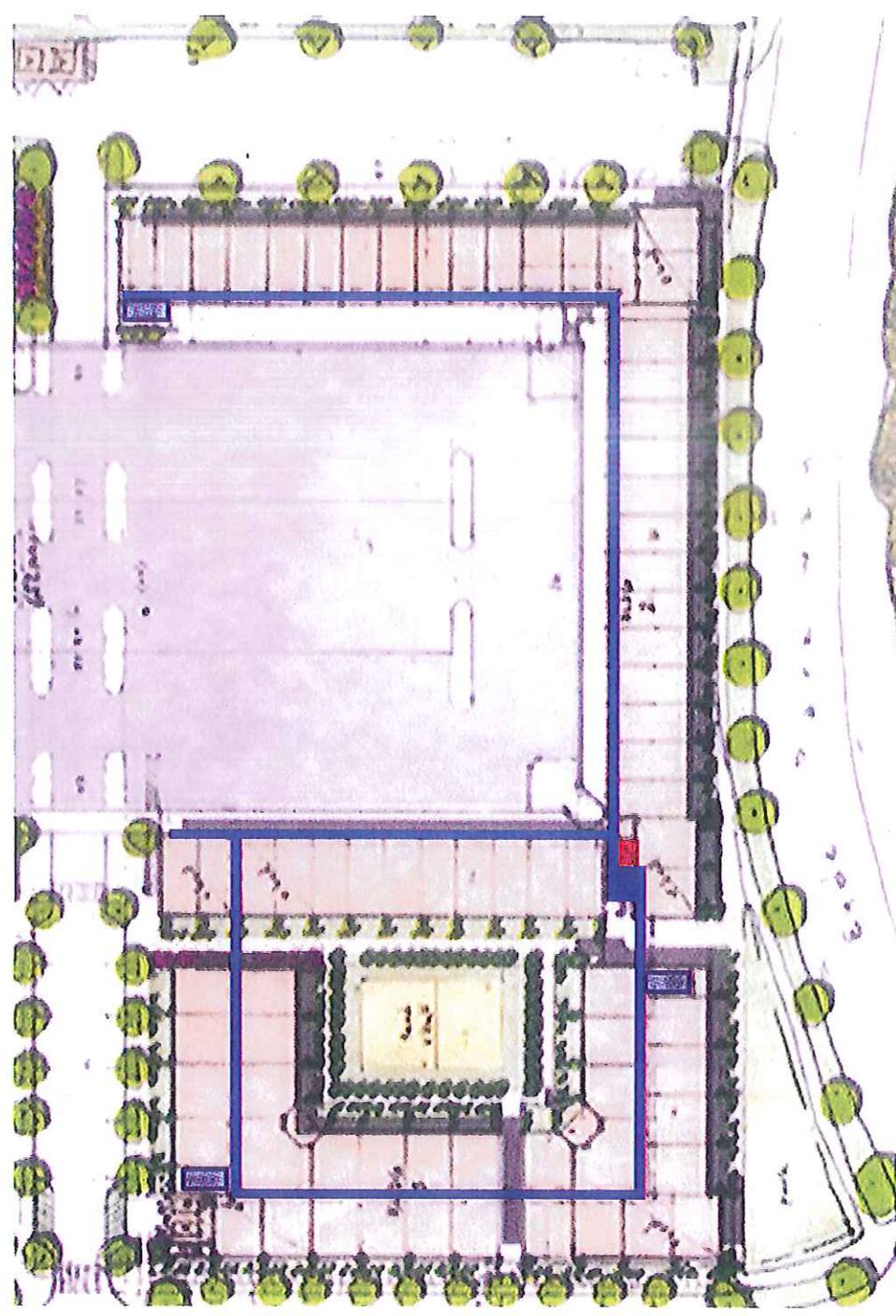
Fourth Floor Hallways



Elevator



Mix of Housing Types Townhouses/Apartments – South side



Fourth Floor Hallways

Elevator

RECEIVED
JUN 21 2013
LEGISLATURE

SITE DATA:

ZONED C-2 - (COMMERCIAL DISTRICT)
TOTAL SITE AREA = +/-7.86 ACRES
(342,482.88 S.F.)
TOTAL UNITS = 282 (SEE UNIT BREAKDOWN)
TOTAL BEDS = 702

BUILDING DATA (OVERALL):

4 BUILDINGS

FIRST FLOOR:

BLDG. 1 - 23,555 S.F.
BLDG. 2 - 25,246 S.F.
BLDG. 3 - 19,902 S.F.
BLDG. 4 - 19,994 S.F.

SECOND FLOOR:

BLDG. 1 - 23,555 S.F.
BLDG. 2 - 25,246 S.F.
BLDG. 3 - 19,902 S.F.
BLDG. 4 - 19,994 S.F.

THIRD FLOOR:

BLDG. 1 - 23,555 S.F.
BLDG. 2 - 25,246 S.F.
BLDG. 3 - 19,902 S.F.
BLDG. 4 - 19,994 S.F.

FOURTH FLOOR:

BLDG. 1 - 23,617 S.F.
BLDG. 2 - 25,297 S.F.
BLDG. 3 - 19,743 S.F.
BLDG. 4 - 19,885 S.F.

TOTAL CONSTRUCTABLE AREA:

BLDG. 1 - 94,282 S.F.
BLDG. 2 - 101,035 S.F.
BLDG. 3 - 79,449 S.F.
BLDG. 4 - 79,867 S.F.

TOTAL S.F. = 354,633 S.F.

PROPOSED SETBACKS:

FRONT (HANNAH) = 84.68'
FRONT (ESOTERIC) = 10'
FRONT (EYDE) = 10.34'
REAR (ADJ. PROPERTY) = 71.95'

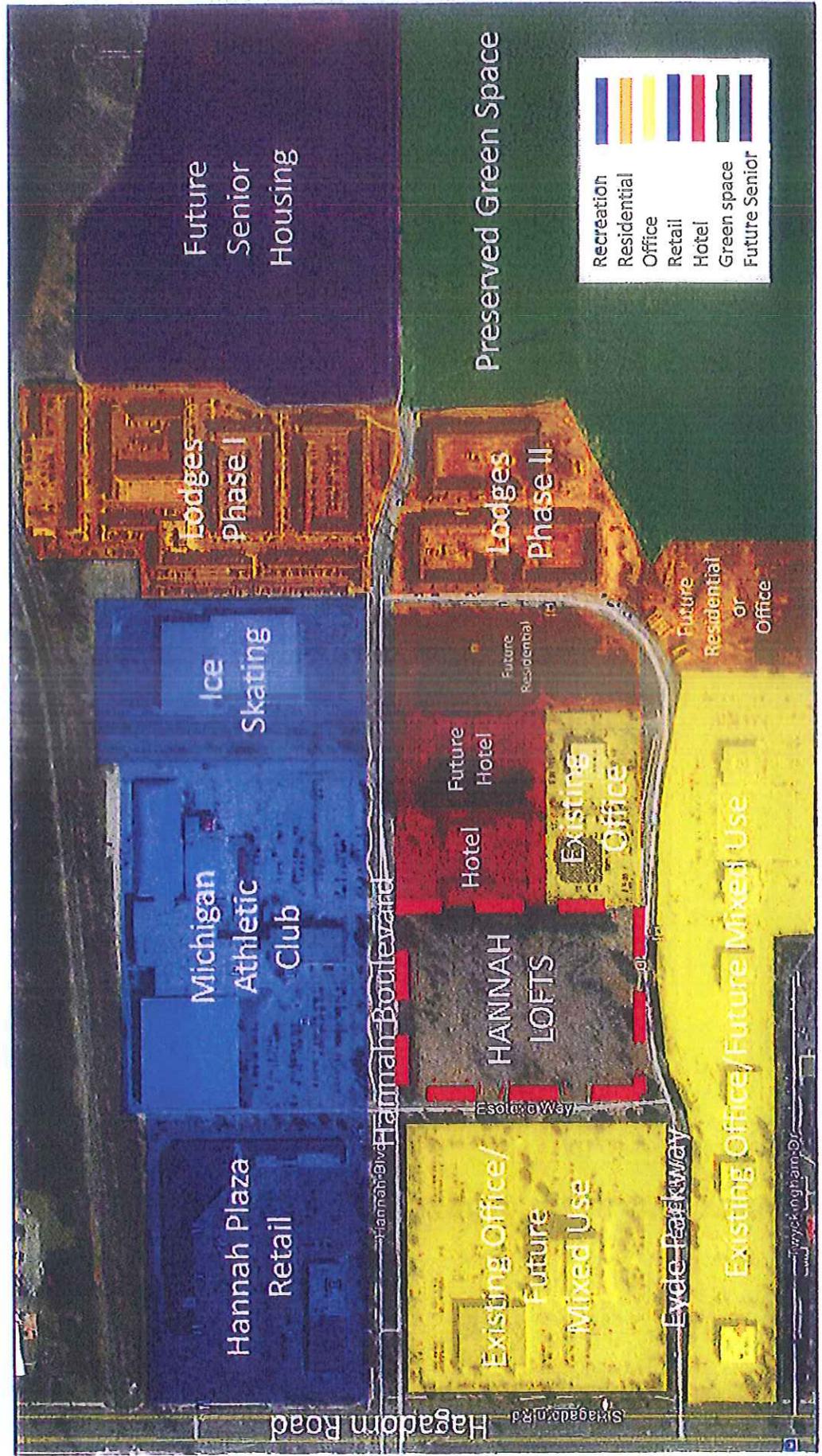
PARKING DATA:

338 - 9' x 20' SPACES
(LOWER LEVEL PARKING)
259 - 9' X 20' SPACES
(UPPER LEVEL PARKING)
38 - 8' x 23' SPACES
13 - BARRIER FREE SPACES
648 TOTAL SPACES PROVIDED
PARKING TO BED RATIO = 648/702=0.923

Hannah Lofts

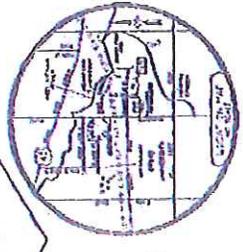
- Big Picture
- Complete Streets
- Green Space/Gathering spaces
- Retail/Mixed Use
- Variety of Housing Types for Diverse Population

The Big Picture

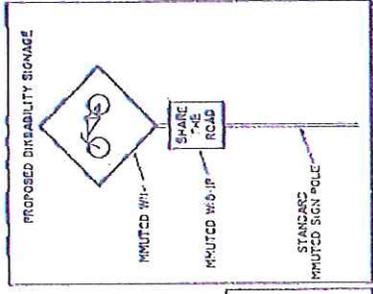
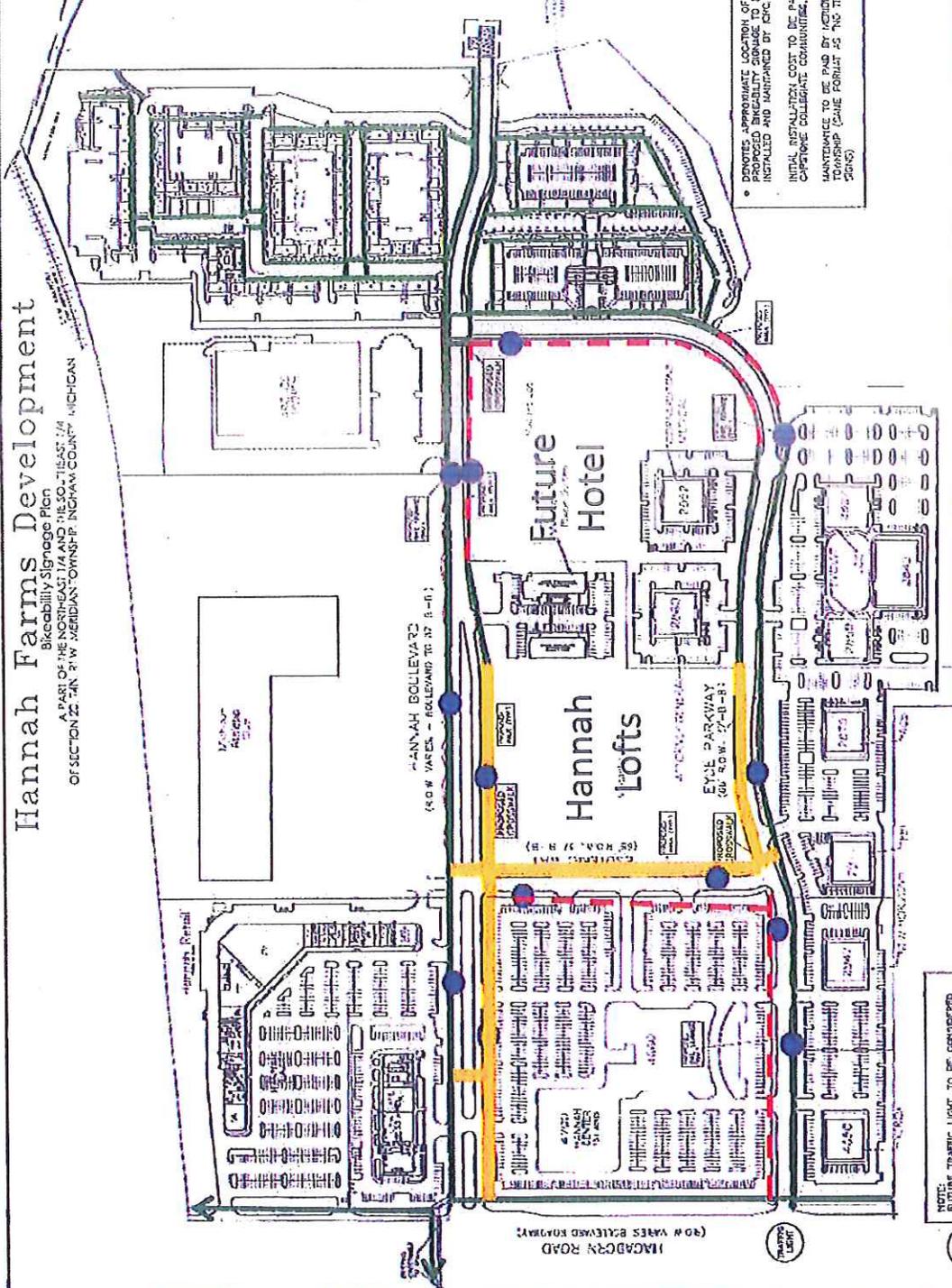


Complete Streets

Hannah Farms Development
 Bikeability Signage Plan
 A PART OF THE NORTH-EAST 1/4 AND THE SOUTH-EAST 1/4
 OF SECTION 22, 74N 21W MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



Vertical: Lot



• DENOTES APPROPRIATE LOCATION OF MUTUED SIGNAGE TO BE INSTALLED AND MAINTAINED BY CIRC.
 INITIAL INSTALLATION COST TO BE PAID BY CANTONNE COLLEGIATE COMMUNITIES, LLC.
 MAINTENANCE TO BE PAID BY MERIDIAN TOWNSHIP (SAME FORMAT AS "NO TRUCK SIGN")

NOTE: FUTURE TRAFFIC LIGHT TO BE CONSIDERED IN THE FALL OF 2015 OR IN THE SPRING OF 2016. FUTURE PROVIDED BY A GRANT FROM CIRC.

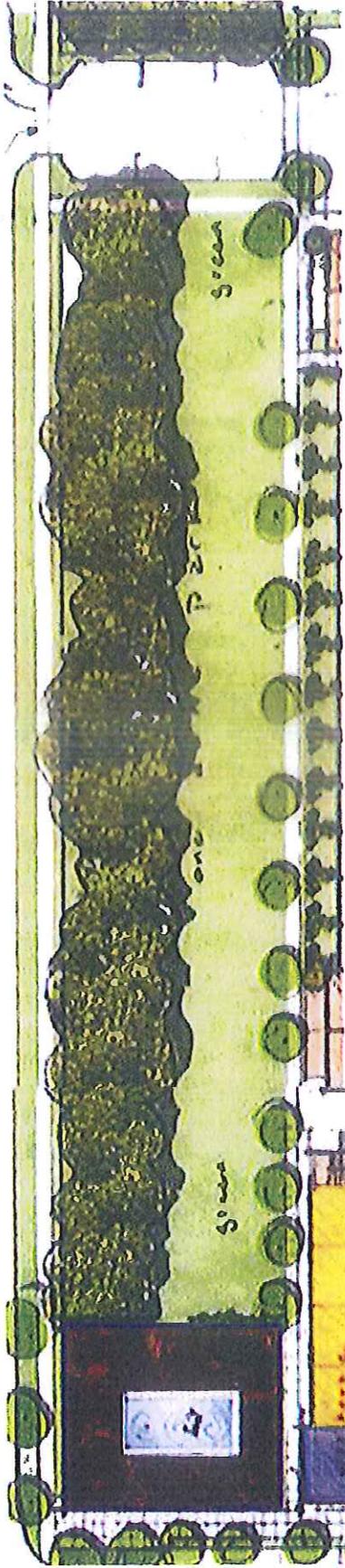
KESS, INC. 214 W. MAIN ST., SUITE 100 MUSKEGON, MI 49644	
Hannah Farms Overall Development Bicycleability Signage Plan	
DATE: 08/13/13	PROJECT NO: 1307
PROJECT: 1307	DATE: 08/13/13
PROJECT: 1307	DATE: 08/13/13
PROJECT: 1307	DATE: 08/13/13

DATE: 08/13/13
 PROJECT: 1307
 SHEET: 1307-01
 TOTAL SHEETS: 01

Gathering Area/ Open Space - Mixed Use



Gathering Area/ Open Space - Mixed Use



- One acre park.
- 70' x 85' public civic space with fountain.
- 16' sidewalks in front of retail for street side dining.



Mix of housing types

Existing apartment types

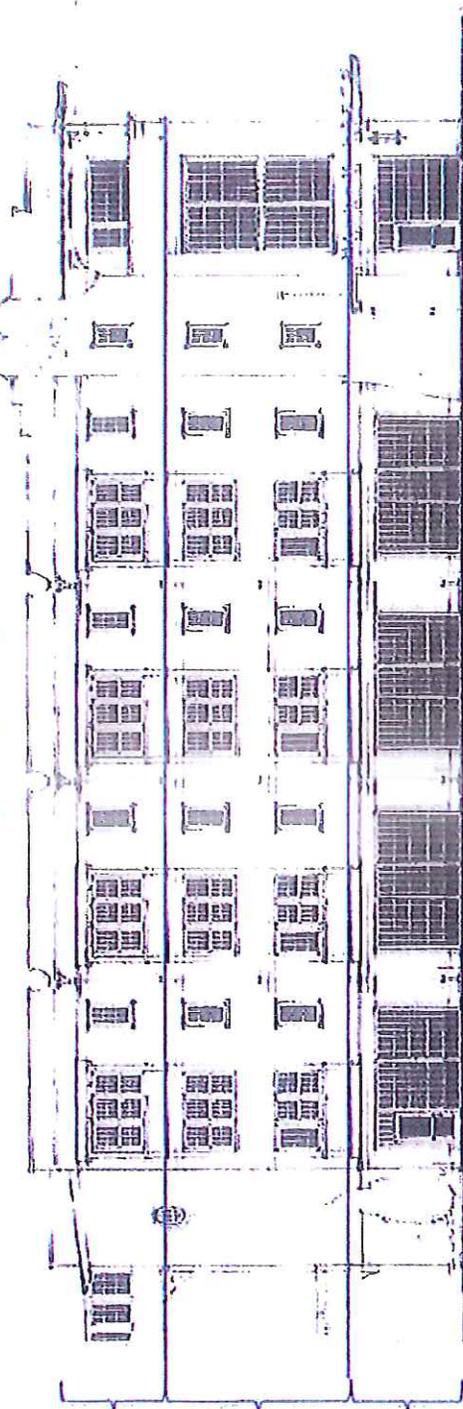
- Walk up efficiency
- Walk up one bedroom
- Walk up two bedroom
- Walk up three bedroom
- Walk up four bedroom

Hannah Lofts

- Elevator served efficiency apartment
- Elevator served one bedroom apartment
- Elevator served two bedroom apartment
- Elevator served three bedroom apartment
- Elevator served two story townhouse
- Ground level two story townhouse
- Ground level three story townhouse

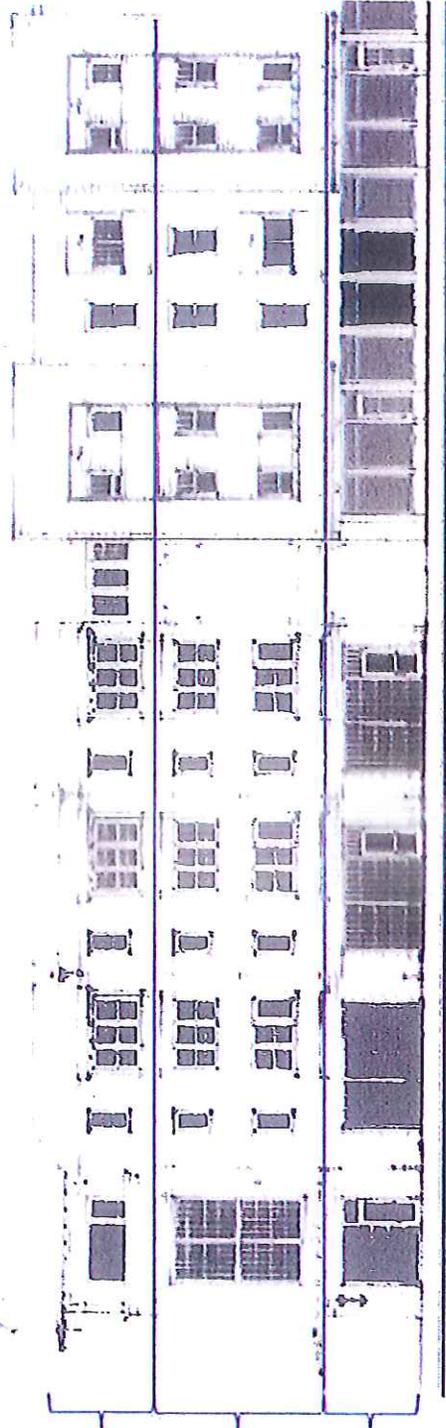
Mix of Housing Types

North Elevation



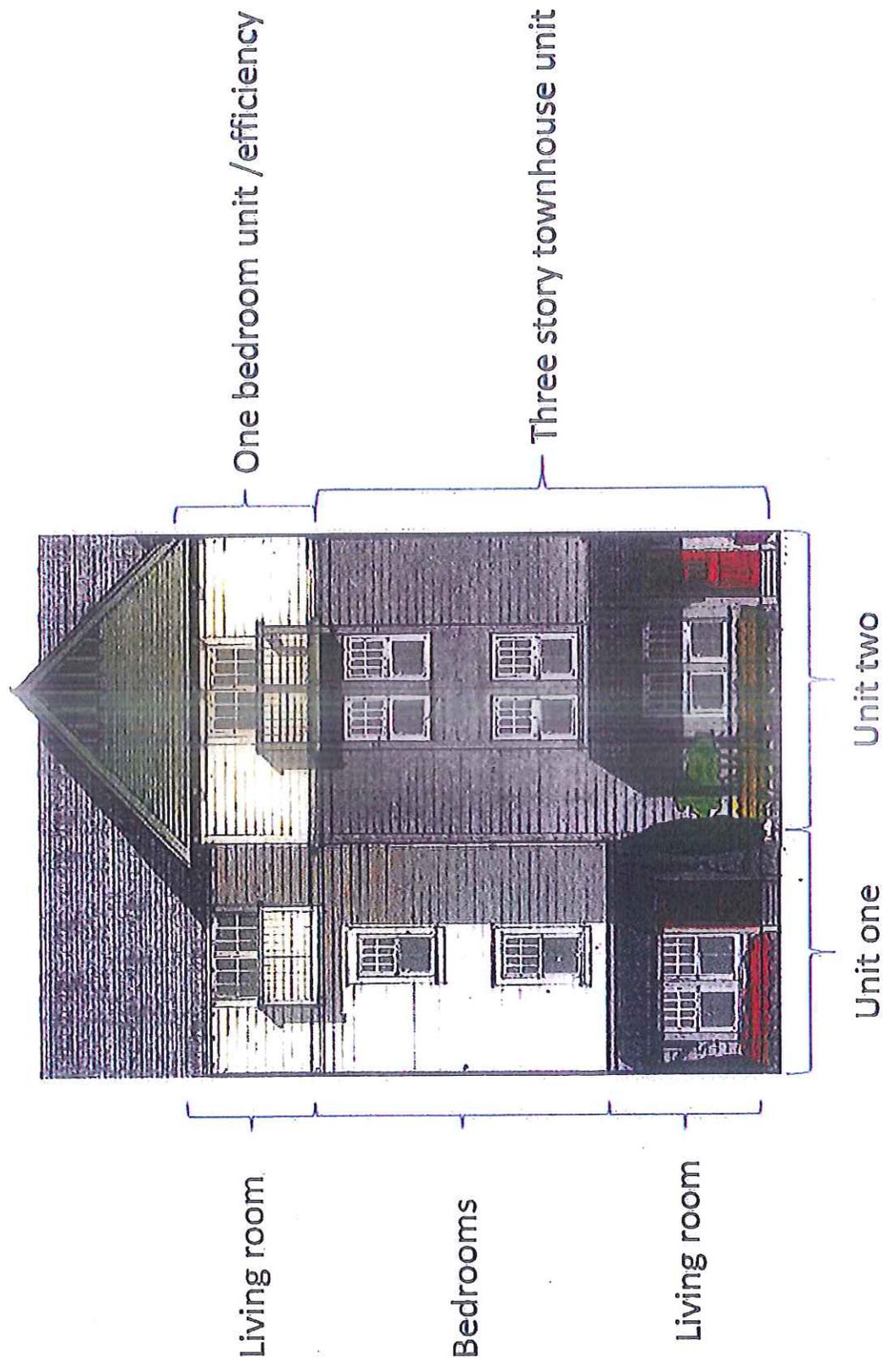
- One Bedroom Apartments
- Two Bedroom Townhouse Units
- Clubhouse/Office

West Elevation

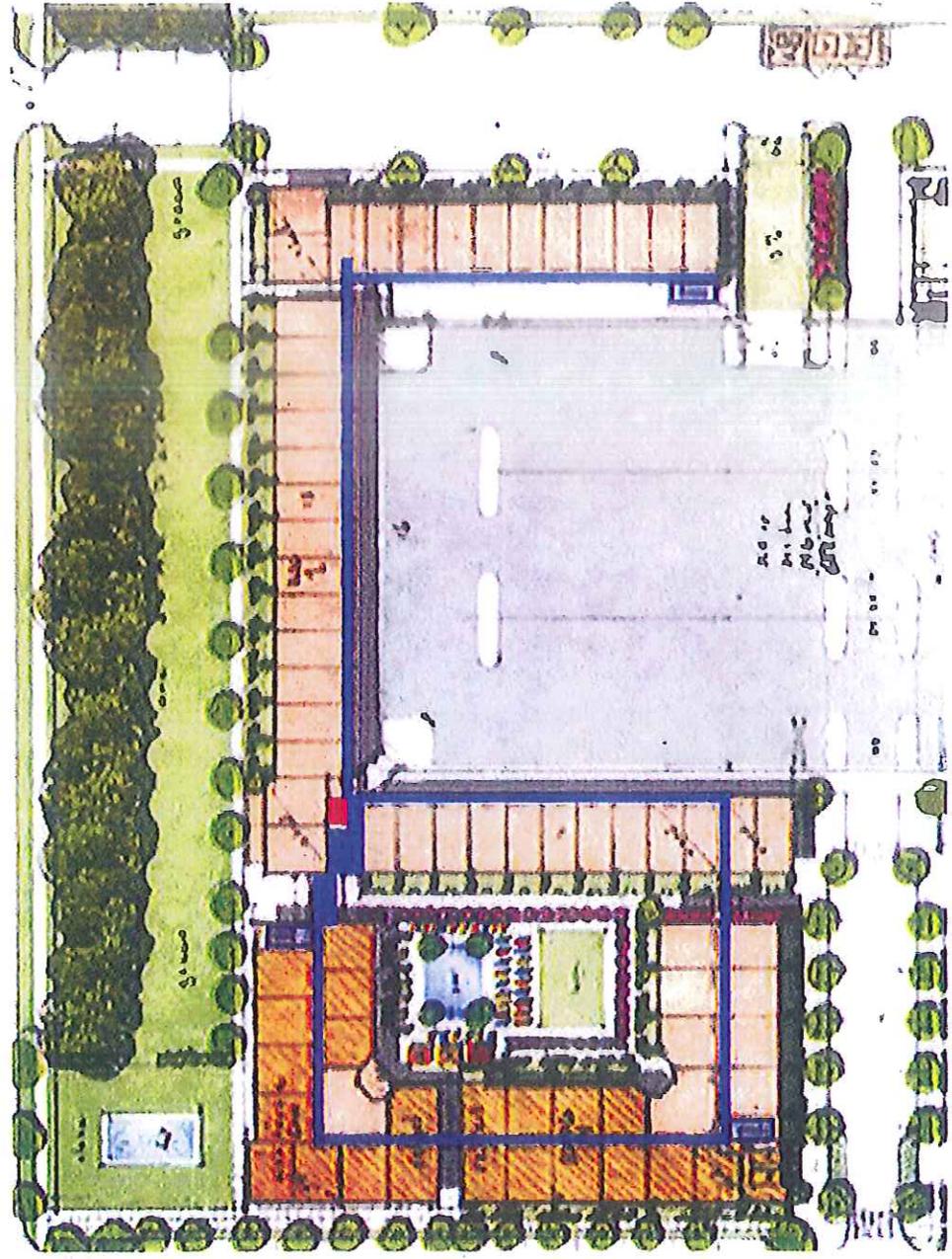


- One Bedroom Apartments
- Two Bedroom Townhouse Units
- Retail

One bedroom units over three story townhouse



Mix of Housing Types Townhouses/apartments – North side



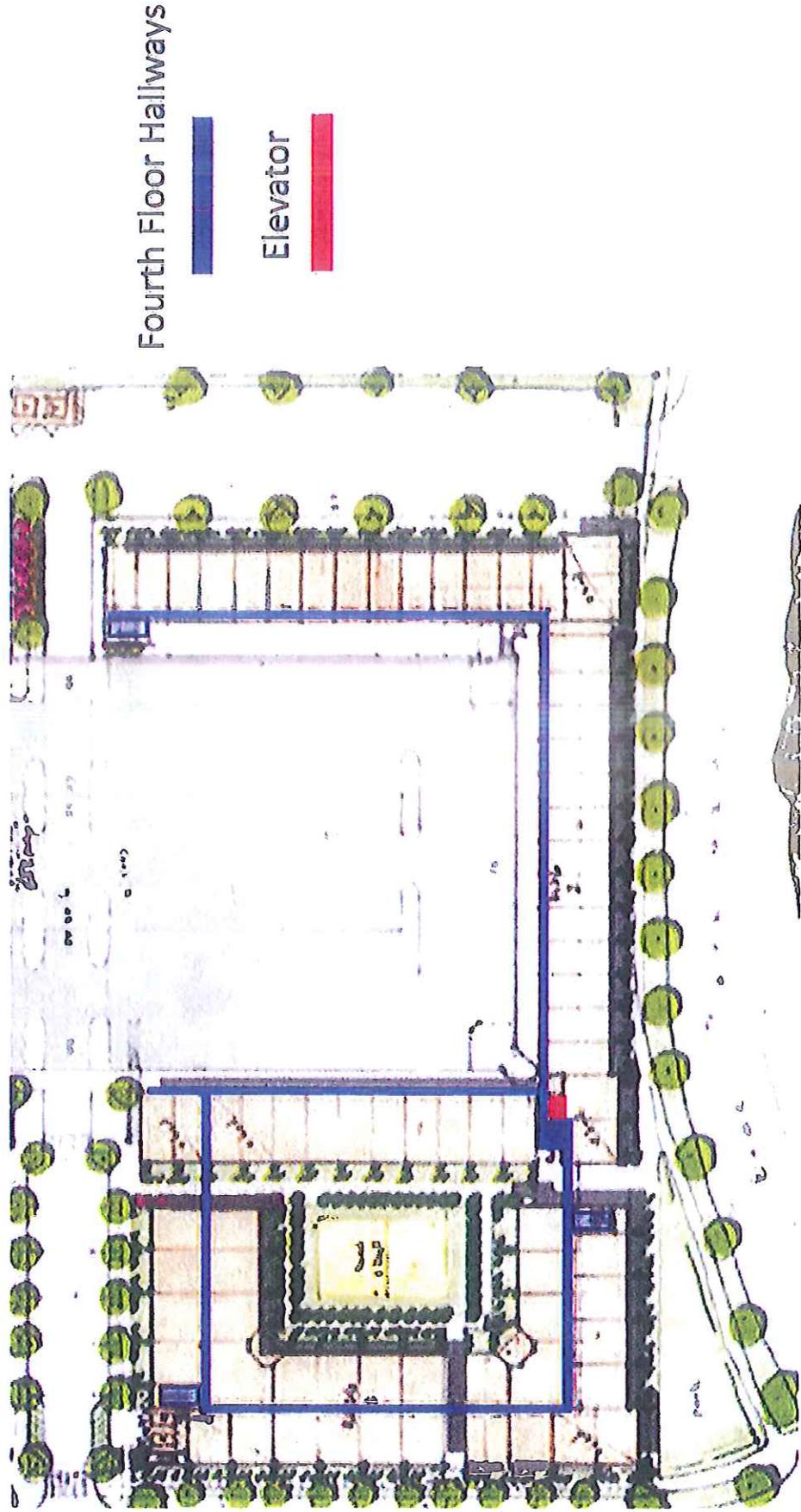
Fourth Floor Hallways

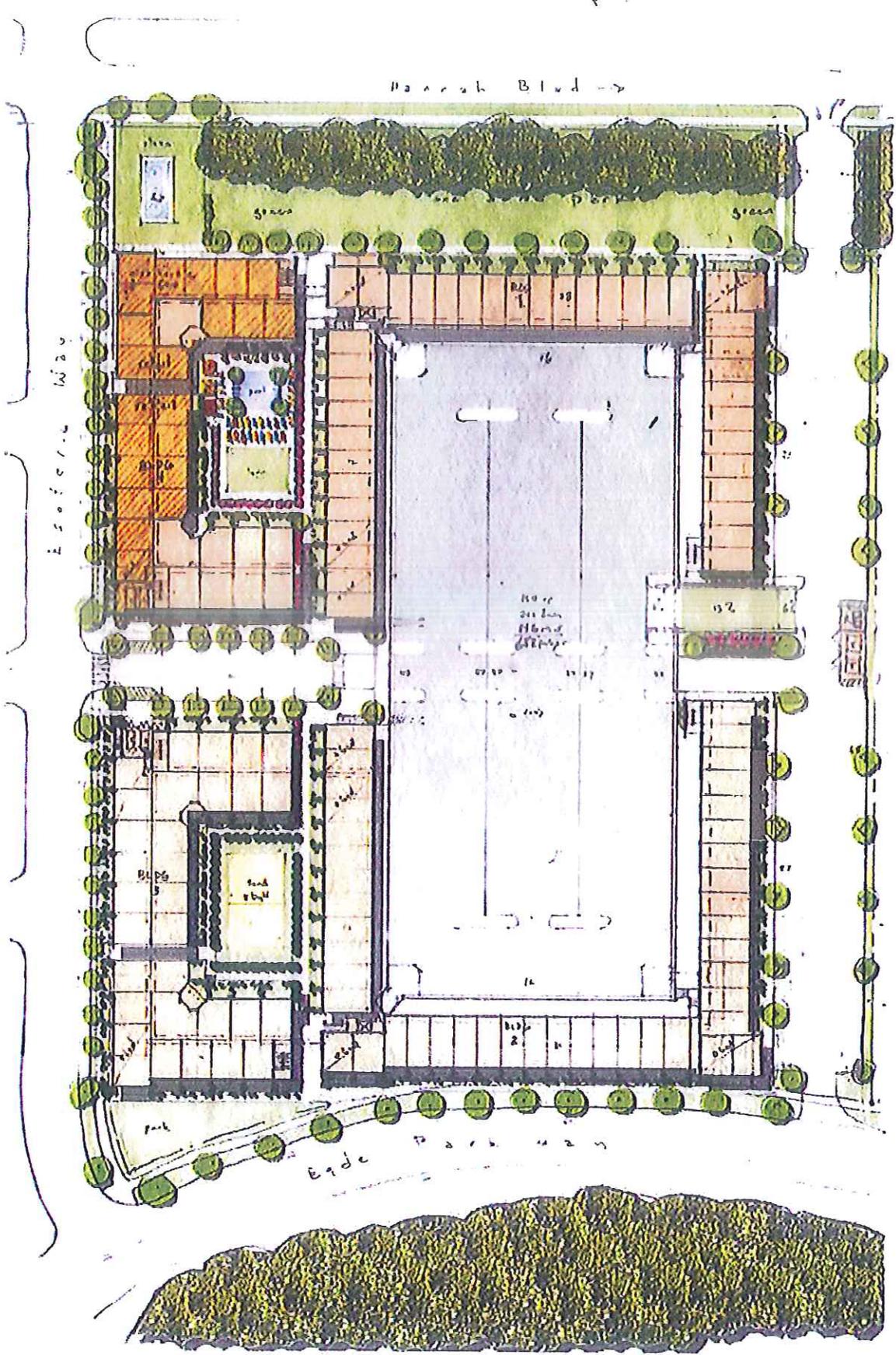


Elevator

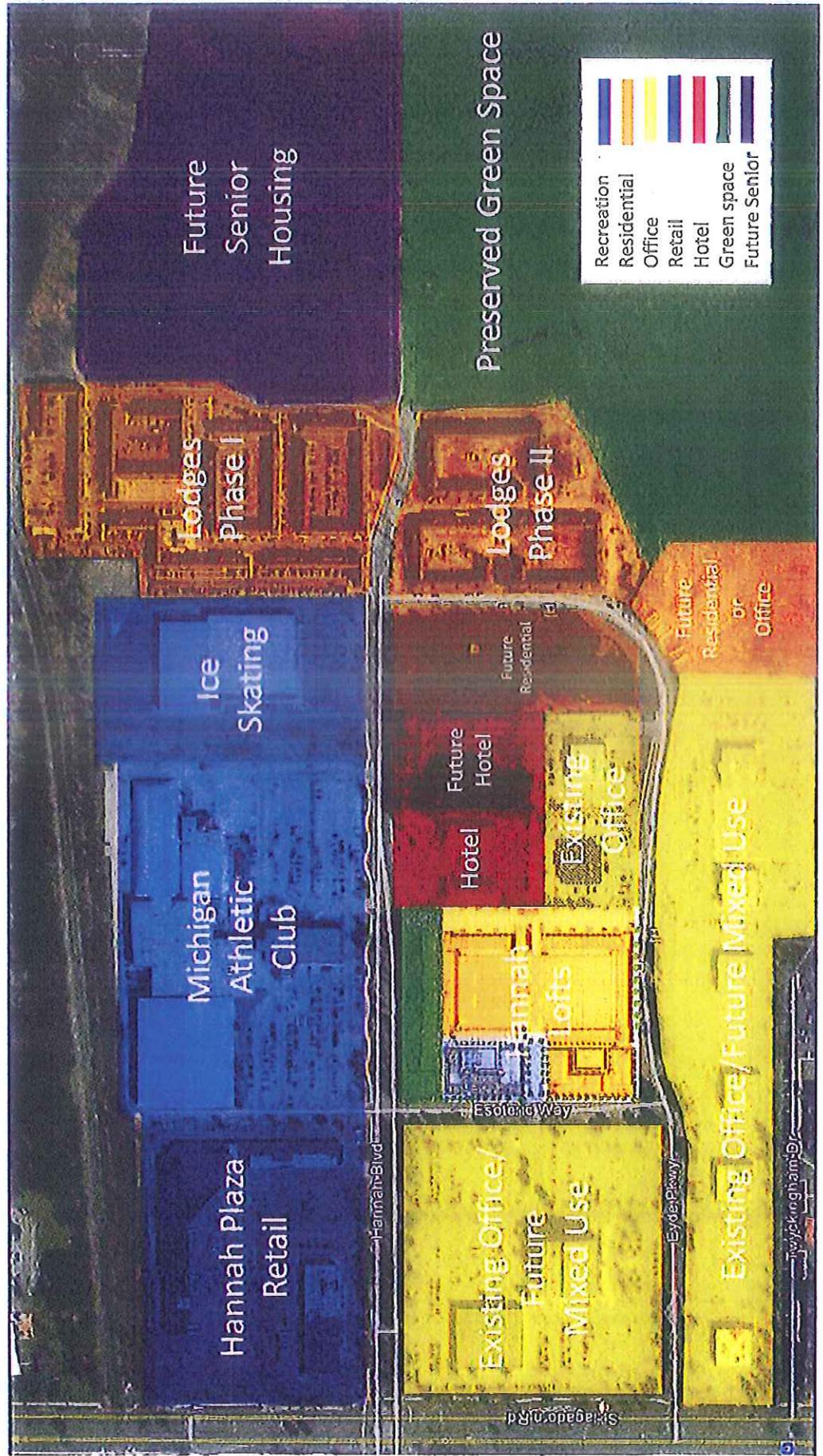


Mix of Housing Types Townhouses/apartments – South side





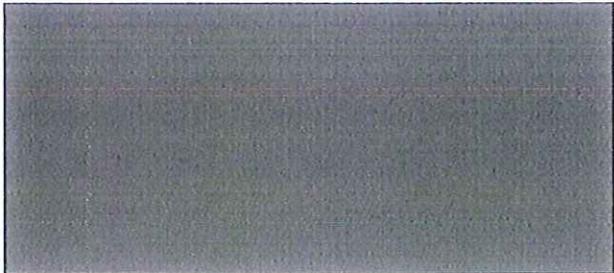
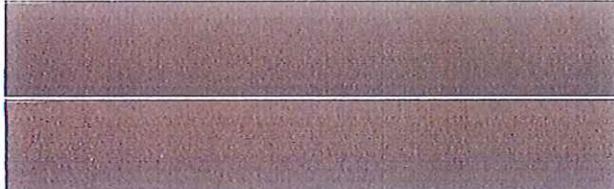
The Big Picture



DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

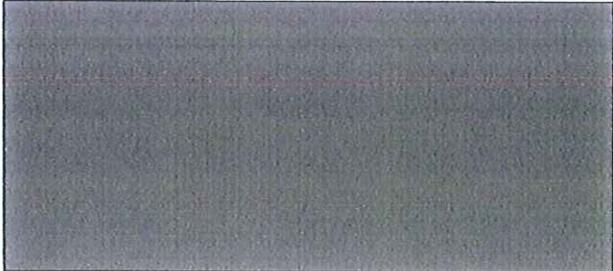
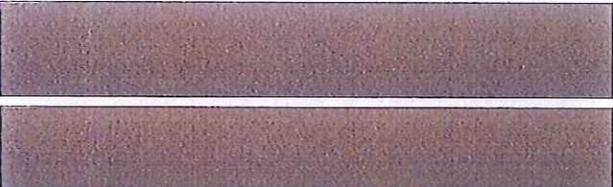
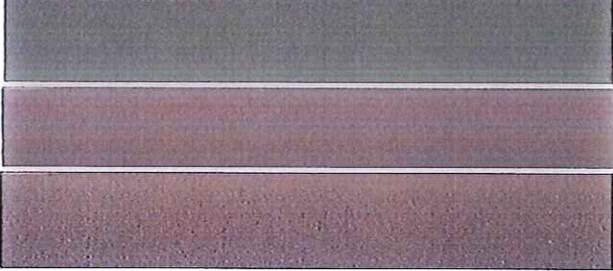
EAVES/FASCIA/GABLE		SW 6187 ROSEMARY
WINDOW/DOOR TRIM		4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7046 ANONYMOUS MAIN LEVEL: SW 7046 ANONYMOUS
BODY COLOR		4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7011 NATURAL CHOICE MAIN LEVEL: SW 7046 ANONYMOUS
SHUTTERS	N/A	
PORCH (TRIM & COLUMNS)	SW 6187 ROSEMARY	
DORMERS	SW 6187 ROSEMARY	
DOOR	BM: COUNTRY REDWOOD	 COLOR SCHEME #A

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

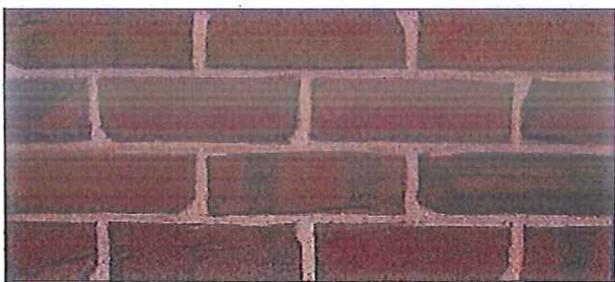
EAVES/FASCIA/GABLE		SW 6187 ROSEMARY
WINDOW/DOOR TRIM		4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7046 ANONYMOUS MAIN LEVEL: SW 7046 ANONYMOUS
BODY COLOR		4TH LEVEL: SW 6187 ROSEMARY 2ND/3RD LEVEL: SW 7046 ANONYMOUS MAIN LEVEL: SW 7046 ANONYMOUS
SHUTTERS	N/A	
PORCH (TRIM & COLUMNS)	SW 6187 ROSEMARY	
DORMERS	SW 6187 ROSEMARY	
DOOR	BM: COUNTRY REDWOOD	 COLOR SCHEME #B

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

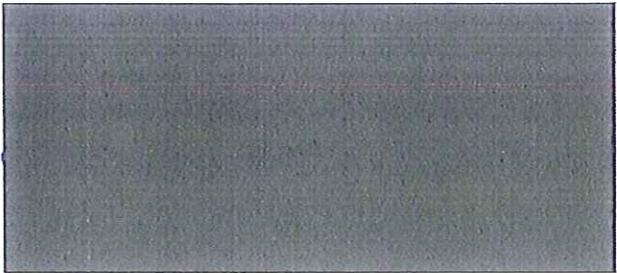
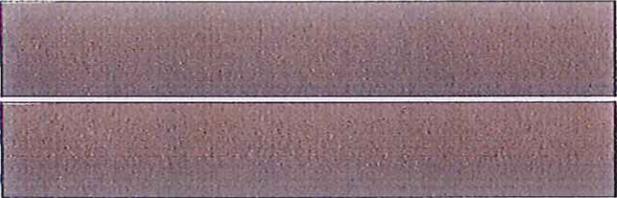
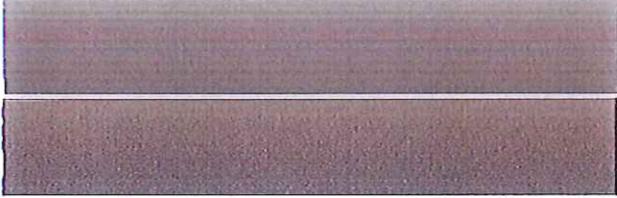
EAVES/FASCIA/GABLE		SW 7048 URBANE BRONZE
WINDOW/DOOR TRIM		SW 7011 NATURAL CHOICE
BRICK		SIOUX CITY BRICK: WILLIAMSBURG - TUDOR
SHUTTERS	N/A	
PORCH (TRIM & COLUMNS)	SW 6187 ROSEMARY	
DORMERS	SW 6187 ROSEMARY	
DOOR	BM: COUNTRY REDWOOD	
		COLOR SCHEME #C

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

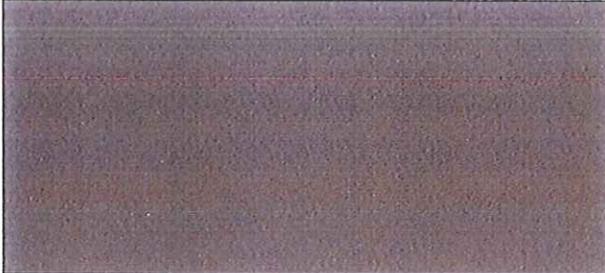
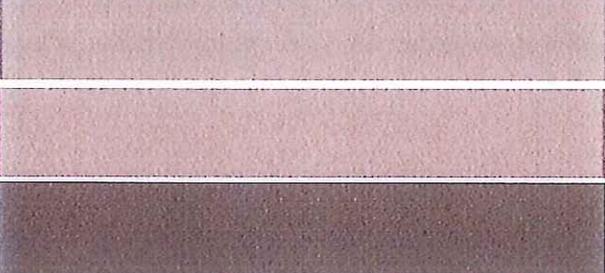
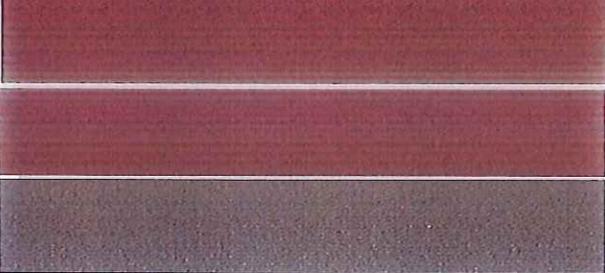
EAVES/FASCIA/GABLE		SW 6187 ROSEMARY
WINDOW/DOOR TRIM		4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7046 ANONYMOUS MAIN LEVEL: SW 7046 ANONYMOUS
BODY COLOR		4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7046 ANONYMOUS MAIN LEVEL: SW 7046 ANONYMOUS
SHUTTERS	N/A	
PORCH (TRIM & COLUMNS)	SW 6187 ROSEMARY	
DORMERS	SW 6187 ROSEMARY	
DOOR	BM: COUNTRY REDWOOD	 COLOR SCHEME #D

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

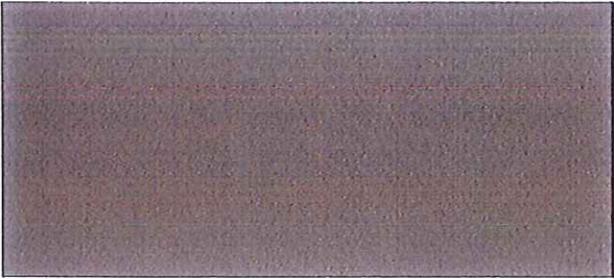
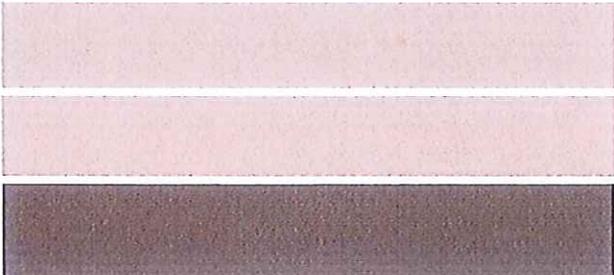
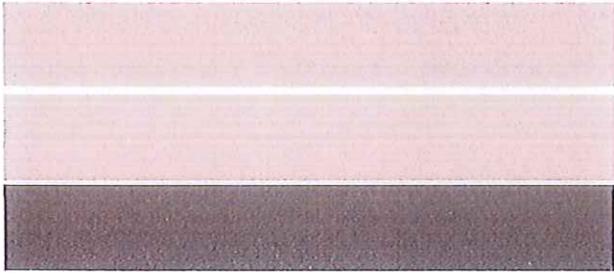
EAVES/FASCIA/GABLE		SW 7047 PORPOISE
WINDOW/DOOR TRIM		4TH LEVEL: SW 7044 AMAZING GRAY 2ND/3RD LEVEL: SW 7044 AMAZING GRAY MAIN LEVEL: SW 7047 PORPOISE
BODY COLOR		4TH LEVEL: BM COUNTRY REDWOOD 2ND/3RD LEVEL: BM COUNTRY REDWOOD MAIN LEVEL: SW 7047 PORPOISE
SHUTTERS	N/A	
PORCH (TRIM & COLUMNS)	SW 7047 PORPOISE	
DORMERS	SW 7047 PORPOISE	
DOOR	SW 7048 URBANE BRONZE	
		COLOR SCHEME #E

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

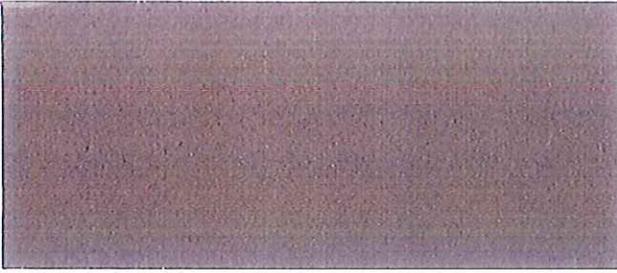
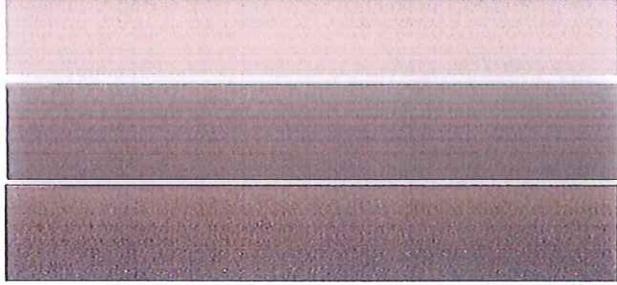
EAVES/FASCIA/GABLE		SW 7047 PORPOISE	
WINDOW/DOOR TRIM		4TH LEVEL: SW 7044 AMAZING GRAY 2ND/3RD LEVEL: SW 7044 AMAZING GRAY MAIN LEVEL: SW 7047 PORPOISE	
BODY COLOR		4TH LEVEL: SW 7044 AMAZING GRAY 2ND/3RD LEVEL: SW 7044 AMAZING GRAY MAIN LEVEL: SW 7047 PORPOISE	
SHUTTERS	N/A		
PORCH (TRIM & COLUMNS)	SW 7047 PORPOISE		
DORMERS	SW 7047 PORPOISE		
DOOR	SW 7048 URBANE BRONZE		
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COLOR SCHEME #F			

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

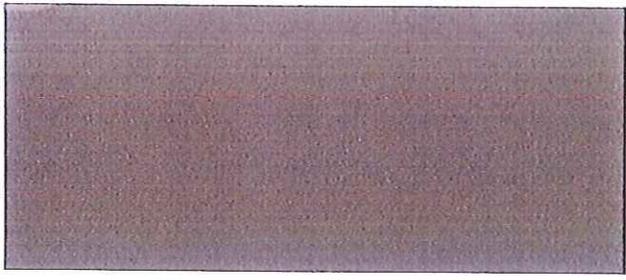
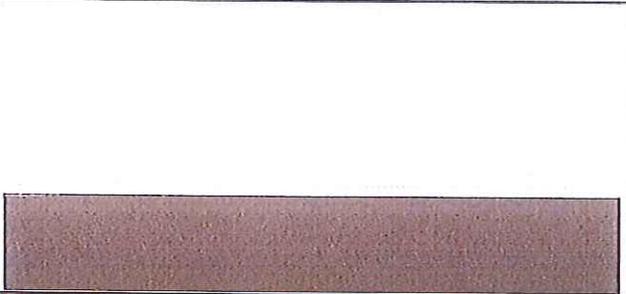
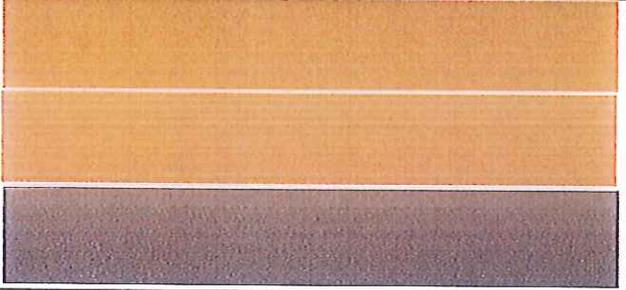
EAVES/FASCIA/GABLE		SW 7046 ANONYMOUS	
WINDOW/DOOR TRIM		<p>4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7011 NATURAL CHOICE MAIN LEVEL: SW 7046 ANONYMOUS</p>	
BODY COLOR		<p>4TH LEVEL: SW 7044 AMAZING GRAY 2ND/3RD LEVEL: SW 7046 ANONYMOUS MAIN LEVEL: SW 7046 ANONYMOUS</p>	
SHUTTERS	N/A		
PORCH (TRIM & COLUMNS)	SW 7046 ANONYMOUS		
DORMERS	SW 7046 ANONYMOUS		
DOOR	SW 7048 URBANE BRONZE		<p>COLOR SCHEME #G</p>

NOTE: CORNER BOARDS TO MATCH BODY COLORS

DUNGAN NEQUETTE ARCHITECTS

HANNAH LOFTS

6.18.13

EAVES/FASCIA/GABLE		SW 7046 ANONYMOUS
WINDOW/DOOR TRIM		4TH LEVEL: SW 7011 NATURAL CHOICE 2ND/3RD LEVEL: SW 7011 NATURAL CHOICE MAIN LEVEL: SW 7046 ANONYMOUS
BODY COLOR		4TH LEVEL: SW 0012 EMPIRE GOLD 2ND/3RD LEVEL: SW 0012 EMPIRE GOLD MAIN LEVEL: SW 7046 ANONYMOUS
SHUTTERS	N/A	
PORCH (TRIM & COLUMNS)	SW 7046 ANONYMOUS	
DORMERS	SW 7046 ANONYMOUS	
DOOR	SW 7048 URBANE BRONZE	 COLOR SCHEME #H

NOTE: CORNER BOARDS TO MATCH BODY COLORS

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner

DATE: July 5, 2013

RE: Special Use Permit #13081 (Capstone), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

The Planning Commission held the public hearing for Special Use Permit #13081 during the June 24, 2013 meeting. In conjunction with MUPUD #13014, the special use permit is being requested to construct a group of four buildings and a two-story parking structure that exceed 25,000 square feet in gross floor area. The four buildings, one mixed retail and residential building and three apartment buildings total approximately 354,633 gross square feet and the two-story parking garage is approximately 176,000 gross square feet. The total gross square feet for all structures on the site is approximately 530,633. The project location is the approximate 7.9 acres zoned C-2 (Commercial) located south of Hannah Boulevard, east of Esoteric Way and north of Eyde Parkway.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is attached.

Attachment

1. Resolution to approve

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 8th day of July 2013 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Capstone Collegiate Communities has requested a special use permit to construct one mixed use building, three apartment buildings and a parking structure totaling approximately 530,633 square feet in gross floor area on approximately 7.9 acres located south of of Hannah Boulevard, east of Esoteric Way and north of Eyde Parkway; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 24, 2013; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated June 20, 2013 and July 5, 2013; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the proposed development of the site is in furtherance of Township Board policy 1.5.2, which encourages diverse housing opportunities; and

WHEREAS, all structures have been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from 282 apartment units and 12,824 square feet of retail space; and

WHEREAS, the site dimensions are consistent with minimum lot area and minimum lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development will be served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #13081 (Capstone) to construct four buildings and a parking structure totaling more than 25,000 square feet in gross floor area subject to the following conditions:

